

# PUBLIC MEETING NOTICE

## CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX BOARD

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

Tuesday , July 14 2020

12:00 pm – 2:00 pm

Zoom Meeting: <https://zoom.us/j/91902811454?pwd=bm9GYVBlcjViNmFHUdT-N2RabUVDZz09>

One Tap Mobile

646-558-8656 (Phone)

919 0281 1454 Meeting ID

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For the purposes of taking up the following matters:

### **Agenda**

- A. Call to Order
- B. Approval of Minutes
  - 1. June 9, 2020
  - 2. July 8, 2020
  - 3. July 10, 2020
- C. Public Comment
- D. Treasure's Report
- E. Round I & II Project Update
- F. Fee Waiver
- G. Res. No. 200451
- H. Linwood Shopping Center Round II Supplemental Request
- I. Round III Proposals Discussion
- J. Strategic Plan
- K. Other Business
- L. Adjourn

### **Additional Business**

- There may be general discussion of matters related to the Central City Economic Development Sales Tax.

- Pursuant to subsections (1) and (12) of Section 610.021 of the Revised Statutes of Missouri, there may be a closed session to discuss a) legal matters, litigation or privileged communications with attorneys; and/or b) sealed proposals and related documents or any documents related to a negotiated contract.

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

Central City Economic Development Sales Tax Board  
 Meeting Minutes from June 09, 2020 Board Meeting

<p><b>Board Members Present</b></p>	<p>Chairman- Mr. Duval “DJ” Pierre          Vice Chairwoman- Dr. Melissa Patterson Hazley          Treasurer- Mr. Kenneth Bacchus          Board Member- Dr. Makini King          Board Member- Ms. Nia Richardson</p>
<p><b>Consultants Present</b></p>	<p>Randy Dunn, Dean &amp; Dunn, LLC          Shaylyn Dean, Dean &amp; Dunn, LLC          Cheryl Harrison Lee, HLC Consulting          Leila Allen, HLC Consulting</p>
<p><b>City of KCMO Staff Present</b></p>	<p>Shontrice Patillo, Neighborhoods and Housing Services          Jennifer Tidwell, Neighborhoods and Housing Services          Rayna Parks Shaw, Councilwoman 5th District          Katie Chandler, Law Department          Alexis Butler, Office of the City Manager          Josh Rueschhoff, City Budget Department          Dion Lewis, Human Relations Department          Adrien Townsend, Office of Councilwoman Parks Shaw          Mariss Iden          Tamela Handie          Chase Johnson, City Planning and Development          Angela Eley, City Planning and Development          Jerry Helmick, Human Relations Department          Joseph Guarino, Law Department          John Wood, Neighborhoods and Housing Services          Angela Pearson, Office of Councilwoman Parks Shaw</p>

<b>Community Members</b>	Megan Crook Shannon Hestenburg Staff Hedenkamp Mary Marty Carolyn Kovar Julia Fredenburg Joan McDowd Dena Odom Mike Carmona Brad Lucht Ed Bell Daniel Serda Cooley Williams Riccardo Lucas Kayonna Trimble Shalonda Holmes John Conforti Amy Bratall Colette Black-Emmanuel Brandon Calloway Dottie Mac Allison Bergman Heather Lustfeld Marquita Taylor Adonica Worley Derrion Thomas DaRon McGee Christian Roustic Dena Odom
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Call to Order:

Chairman Pierre called the meeting to order at 12:05pm

Approval of Minutes: Miss Richardson made a motion to approve the May 12, 2020 minutes as presented. Dr. King seconded the motion and the motion passed by a vote of 4-0

Public Comment: No public comments offered at this time

Project Update: Shontrice Patillo provided an update on projects and the process for finalizing a funding agreement between the City and developer/project. The Board posed questions about public services relating to Linwood Gardens with the response indicating that services will include domestic abuse counseling, case managers and the commercial kitchen. Additionally, the Board asked about the time table for NACCC with Mr. Ed Bell responding that they have begun to identify properties but their funding agreement has been finalized but once they have it finalized they will be able to move forward. It was noted by Ms. Patillo that she is awaiting the NACCC Board agreement to proceed with the funding agreement. Mr. Pierre asked who is doing the environmental review of Prospect Summit, it was noted that MHDC and the City of Kansas City have done their environmental reviews however MHDC still needs to do a radon study and a noise study.

Treasurer's Report: Mr. Bacchus discussed the funds available to be expended for proposed projects in the future. Josh Rueschhoff went over the full budget in further detail including discussing the reduction in total receipts due to COVID-19 which is about \$600,000. Ms. Richard-

son moved to accept the Treasurer's report as presented, the motion was seconded by Dr. Patterson Hazley and passed by a vote of 5-0.

Resident Relief Fund RFP Responses: Prior to the start of presentation Mr. Bacchus made note he had a conflict as a Board member of Catholic Charities and would abstain from any discussion or votes.

Ms. Joan McDowd provided an overview of Consolidated Social Work Services (CSWS) proposal. Board members had questions relating the percent of budget and what documents would be needed from residents to receive assistance. Additional questions included if there would be a cap on how much assistance one could receive and the administrative cost and diversity of staff. It was noted that new staff would need to be hired to run the program and it would be their intent to hire a diverse staff.

Mr. Mike Carmona of Community Capital Fund (CCF) provided an overview of their proposal to administer the Resident Relief Fund. Board members asked for clarification that only 10% of funds would be used for administration of the program and that was answered in the affirmative. Board members commented that while they appreciated the community meals component to the proposal they did not like that it did not give families the autonomy to get food from their location of choice. Furthermore the Board asked about the need for tax returns for service and would they be open to changing components of the meals portion of their proposal.

Dr. King moved to recommend awarding the Resident Relief/ Essential Services Fund to CSWS, the motion was seconded by Ms. Richardson. The motion failed by a vote of 1-3 (For- Dr. King/ Against Dr. Patterson Hazley, Mr. Pierre, Ms. Richardson)

A motion was made by Dr. Patterson Hazley to award the Resident Relief/ Essential Services Fund to CCF. Ms. Richardson seconded the motion. The motion passed by a vote of 4-0.

Strategic Plan: Ms. Harrison Lee lead a discussion on the strategic plan with the Board asking questions about the mission statement and requesting that it be refined.

Other Business: Dean & Dunn, LLC developed draft language for a fee waiver policy for the Board. Due to time it would be addressed at a later meeting.

The Board discussed the request from Linwood Shopping Center for supplemental funds to their Round I approved project. No decision was made.

Ms. Richardson made a motion to adjourn, the motion was seconded by Dr. King. The motion passed by a vote of 5-0 and the meeting adjourned at 2:00pm.

Central City Economic Development Sales Tax Board  
Meeting Minutes from July 08, 2020 Board Meeting

<b>Board Members Present</b>	Chairman- Mr. Duval “DJ” Pierre Vice Chairwoman- Dr. Melissa Patterson Hazley Treasurer- Mr. Kenneth Bacchus Board Member- Dr. Makini King Board Member- Ms. Nia Richardson
<b>Consultants Present</b>	Randy Dunn, Dean & Dunn, LLC Shaylyn Dean, Dean & Dunn, LLC Cheryl Harrison Lee, HLC Consulting
<b>City of KCMO Staff Present</b>	Shontrice Patillo, Neighborhoods and Housing Services Jennifer Tidwell, Neighborhoods and Housing Services Katie Chandler, Law Department Dion Lewis, Human Relations Department Chase Johnson, City Planning and Development Angela Eley, City Planning and Development Joseph Guarino, Law Department John Wood, Neighborhoods and Housing Services Keema MCCoy, Office of Councilman Lee Barnes Kerrie Tyndall, City Manager’s Office Uday Manepalli, Public Works

<b>Community Members</b>	Donald Maxwell Jr. Allison Bergman Lindsay Hicks Elizabeth Shultz Emmet Pierson Adonica Worley Mark Jamison Troy Nash Fatima Keelah Angie Gaebler Kelvin Simmons Adrian Howard Herb Hardwick Christian Roustic Collete Black Geoff Jolley Tatum Martin Bobby Evans Deke Clayborn Michael Jantson Judith Moran Bill Kimble Bill Crandall Tony Salazar Andre Lockett Heather Lustfeldt Pat Turner Bob Langenkamp DaRon McGee
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Call to Order:

Chairman Pierre called the meeting to order at 9:12am

Board member Bacchus noted a conflict with Community Builders and recused himself from participation.

Community Builders/Overlook: Emmet Pierson along with DaRon McGee, Bob Langenkamp and Elizabeth Schultz presented the Overlook proposal for the development of a new office development along Swope Parkway. Board members asked about completion timeline, which is estimated to take between 12-14 months. It was also asked if the \$6 million request would make or break the project if not fully funded, Mr. Pierson responded that anything less than \$5 million would make the project hard to complete. Questions about tenants was also raised. No tenants have been signed yet but there are discussions ongoing with potential tenants.

Community Builders/Twin Elms: Emmet Pierson along with DaRon McGee, Bob Langenkamp and Elizabeth Schultz presented the Twin Elms project for the rehabilitation of an existing low income senior housing development along Paseo Boulevard requesting \$410,000 in CCED funds.

Allenwood Properties: Adonica Worley, Herb Hardwick and Angie Gaebler presented on this proposal consisting of the rehabilitation of a six-plex and three-plex requesting \$1,250,000 along Benton Boulevard and Linwood Boulevard. Board members asked about other sources

of funding being sought and or secured. Ms. Worley indicated that no other funds have been secured as of yet but are looking at PIAC and Historic Tax Credits. It was mentioned by the Board that their project may early considering where they are in the planing process. Other Board members mentioned concerns about the cash flow and capital stack of the project.

Colonial Building: Donald Maxwell Jr. presented on behalf of the Colonial Office Building located on Linwood Boulevard and the request of \$450,000. It was asked if rent would increase and it would was stated that no it would not. Comments on a good mix of financing was made by Board members and the importance of supporting investments made at the adjacent Linwood Shopping Center were minted as well.

Jamestown: Adrian Howard and Troy Nash presented on this project which consist of 42 units of affordable and market rate new construction residential at 43rd and Montgall. Board members asked about the percentage of total project cost derived from CCED funding which is 22%.

1900 Vine: Kelvin Simmons and Tatum Martin presented on this project requesting \$3,960,000 in CCED funding for the construction of a new mixed use building and parking garage at 19th & Vine. Board members asked about the number of affordable units which Mr. Simmons indicated would be 14 units total. Additionally, the Board asked what would the rental rates be and what measurement for affordability is being used. Market rate units will start at about \$1,275 and affordable units at \$835. Question for clarity on reimbursement to developer was raised with Mr. Simmons stating the developer has the ability to put cash up front and to be reimbursed on the back end and further stated that retail will be neighborhood serving retail. It was asked if the developer would consider adding more affordable units, the developer indicated they would be open to that but that it is important to develop more market rate units in the area as that is lacking currently. The developer also responded to a question on square footage stating that 1 bedrooms would be 625 s.f. and 2 bedrooms would be about 875s.f.

Habitat for Humanity: Pat Turner, Lindsay Hicks and Michael Jantson presented on this proposals to rehabilitate the Habitat for Humanity offices. The request is for \$2,500,000. Questions of the Board focused on sources of other funding and the ability to phase rehabilitation if the entire request amount was not given by the Board. Furthermore information on diversity of staff and the Board were requested and would be provided to the Board.

Parade Park: Andre Lockett, Judith Moran and Tony Salazar presented the Parade Park proposal to demolish and build new units at Parade Park. Board members expressed concern about the number of relocations that would need to be made and it was further stated that some Board members would prefer to utilize funds for actual development and and relocation of tenants. Board members also asked if the property would remain a co-op after developed and it was stated that initially not but that it could be converted back to a co-op at later date.

NACCC: Jerry McEvoy presented the request from NACCC for \$830,000 to purchase and rehab homes and provide homer education and workforce training. The Board asked about the status of their Round I request recommended for funding. Mr. McEvoy stated they are working with the City to finalize their funding agreement and that work had not commenced yet.

Neighborhoods United: Bill Kimble and Bill Crandall presented this proposal requesting \$2,750,000 to construct and rehab four-plex and single family homes. Board members thanked Mr. Kimble for his unique proposal.

KC Public Works: Uday Manepalli presented on behalf of the City which is requesting \$712,500 for sidewalks and streetscape improvements along Prospect Avenue.



The meeting was adjourned at 12:47pm by a vote of 5-0.

Central City Economic Development Sales Tax Board  
Meeting Minutes from July 10, 2020 Board Meeting

<b>Board Members Present</b>	Chairman- Mr. Duval "DJ" Pierre Vice Chairwoman- Dr. Melissa Patterson Hazley Treasurer- Mr. Kenneth Bacchus Board Member- Dr. Makini King Board Member- Ms. Nia Richardson
<b>Consultants Present</b>	Randy Dunn, Dean & Dunn, LLC Shaylyn Dean, Dean & Dunn, LLC Cheryl Harrison Lee, HLC Consulting
<b>City of KCMO Staff Present</b>	Shontrice Patillo, Neighborhoods and Housing Services Jennifer Tidwell, Neighborhoods and Housing Services Katie Chandler, Law Department Dion Lewis, Human Relations Department Chase Johnson, City Planning and Development Angela Eley, City Planning and Development Joseph Guarino, Law Department John Wood, Neighborhoods and Housing Services Keema MCCoy, Office of Councilman Lee Barnes Jerry Helmick, Human Relations Department Leshyka Roland, Office of Councilwoman Shields

**Community Members**

Dottie Mac  
Emmanuel Ngomsi  
Jesse Hawks  
Justine Ngomsi  
Karen Brox  
Krystal Jolly  
Lisa Pelofsky  
Merley McMurry  
Quinn Madison  
Travis Wilson  
Allison Bergman  
Bob Collins  
Darryl Answer  
Stephanie Answer  
Derrion Thomas  
Erin Royals  
Don Gardner  
Dre Taylor  
Marqita Taylor  
Adonica Worley  
Tommy Agrusa  
Dwayne Williams  
Mark Bryant  
Austin Carmony  
Carlotta Temple  
Marvin Lyman  
Earnestine Kennedy  
Valencia Brodus  
York Wilson  
Terrell Jolley  
Melvin Grosse  
Linden Bowie  
Karen Curls  
Bryan Donnie  
Deborah Mann  
Kevin Wineinger  
Bryant Parker  
Conrad Wright  
Chris Stout  
Coley Williams  
Tiara Dixon  
Enam Haddad  
Henry Service  
Carrie Stapleton  
Josh Best  
Bill Kimble  
Ajia Morris

Call to Order:

Chairman Pierre called the meeting to order at 12:32pm

Strategic Workforce Development: York Wilson presented on behalf of Workforce Development which is requesting \$344,000 for a workforce development and job placement program. Ques-

tions from the Board included what partnerships they have in place with developers, if they have other funding sources and how many participants of their programming live in the CCED Boundaries.

ScaleKC: Doug Ngomsi and Terrell Jolley presented this proposal requesting \$927,830 for the rehabilitation, demolition and construction of three multi family properties along Prospect Avenue and Benton Boulevard. The Board asked about ownership of properties and it was stated they are working with Legal Aide to utilize the Abandoned Housing Act to secure title of the properties.

Santa Fe: Marquita Taylor and Lisa Pelofsky presented the request for \$1,395,000 for essential upgrades to homes in the Santa Fe Neighborhood. The Board discussed the merits of such a program and also asked about the amount requested and if it might be more appropriate to start with a smaller amount to work out any challenges.

Prince of Peace: Earnestine Kennedy and Valencia Brodus made a presentation on the request for \$1,250,000 for the rehabilitation of a building for use as a community resource center. Board members asked about the amount of the request and other sources of funding.

Nile Valley Aquaponics: Dre Taylor presented the request for \$912,000 for the construction of a greenhouse and other buildings along Wabash. Board members asked about zoning issues. Mr. Taylor indicated he has been working with the City Planning Department for a zoning change and that the Department is supportive of said zoning change.

Jazz Hill Apartments: Dwayne Williams, Mark Bryant and Austin Carmony jointly presented the request for \$3,974,296 for the rehabilitation of 11 apartment buildings along Paseo Boulevard. Board members asked questions about acquisition cost and site control. Mr. Williams indicated that they would use CCED funds to purchase the buildings for which they have an option to buy and that there is one owner of all the buildings. It was noted by the Board that tax dollars would be used to acquire these properties resulting in a multi-million windfall for the current owner if the Board and ultimately the Council were to recommend this project for funding.

38th Street Studio: Carletta Temple and Marvin Lyman presented this project requesting \$282,345 for the renovation of a commercial building.

Palestine Gardens/Palestine Gardens North: Melvin Grosse and Brian Collins presented on the request fro \$1,161,839 for the rehabilitation of 118 units of supportive housing for seniors. Board members clarified that this would not include any new construction. Mr. Grosse stated this would not include any new construction and that it would only consist of renovations of the existing buildings.

Greenline Initiative: Ajia Morris presented on this request for \$500,000 for the acquisition and rehabilitation of blighted and distressed properties. Board members asked for clarity on how the proposal would work and if it would end with homeownership or rental of the properties. Ms. Morris indicated that the hope would lead to homeownership.

Ple' 42: Bryan Dennie presented this proposal requesting \$7,500,000 for the construction of 308 residential units with retail and parking at 18th & Paseo Boulevard. Board members asked about the number of affordable units, rental rates and square footage of units.

Corner at 18th & Vine: Mr. Henry Service and Ms. Enam Haddad presented this request for \$1,400,000 for the rehabilitation and creation of an entrepreneur hub with wraparound support services at the corner of 18th and Vine Street. Board members asked if the funding request

would only be for the building renovations or for the support services as well. Mr. Service indicated the funding request is for both.

Emmanuel: Deborah Mann and Kevin Wineinger presented on the request for \$2,000,000 for acquisition cost and construction of a multipurpose center along Swope Parkway. Board members noted they were happy to see the progress of the Childcare and Family Center funded in a previous round.

KC Urban Corridor: Bryant Parker presented this request for \$3,750,000 for three projects including the construction of single family homes, renovation of an old school building to housing and retail. Board members along with Katie Chandler made clear that no CCED funds could be used on any of the proposed sites as they are not located within a historic district which state law dictates are the only places funds can be used for retail. Furthermore Board members asked about site control of the properties, the developer does not currently have control of any of the sites.

Conrad Wright Building: Conrad Wright presented the request for \$200,000 for the renovation of an existing building for new office space.

Gateway KC: Heather Lustfeldt and Chris Stout presented on their proposal to construct 100 single family homes along the Prospect Corridor, requesting \$2,200,000. The Board asked about site control and if they took into consideration the design aesthetic of the existing homes along the corridor. Developers stated they are looking at land bank and homestead properties to acquire for the construction of the homes and that they would look to use the revenue of the sale of the new homes to rehabilitate existing homes along the corridor.

The meeting was adjourned at 5:11pm by a vote of 5-0 following a motion by Ms. Richardson which was seconded by Dr. Patterson Hazley.

RESOLUTION NO. 200451

Directing the Central City Economic Sales Tax Board to give preference to projects utilizing Area Median Income thresholds to determine eligibility for housing.

WHEREAS, Section 67.1305 of the Revised Statutes of Missouri authorizes the City to impose a retail sales tax not to exceed one-half of one percent if the imposition of such a retail sales tax is submitted to, and then approved by, a majority of the votes cast; and

WHEREAS, on April 4, 2017, pursuant to authority granted by Section 67.1305, RSMo, a majority of Kansas City, Missouri voters approved a new 1/8 of one percent retail sales tax for funding economic development projects within the area bounded by 9th Street on the north, Gregory Boulevard on the south, Martin Luther King, Jr. Boulevard on the west and Indiana Avenue of the east, known as the Central City Economic District (“CCED District”); and

WHEREAS, the approval of the sales tax for the CCED District also resulted in the creation of the Central City Economic Development Sales Tax Board (“CCED Board”), and

WHEREAS, the CCED Board, pursuant to Section 68-449 of the City’s Code of Ordinances, is responsible for considering economic development projects within the CCED District and making recommendations on funding such projects to the Council; and

WHEREAS, in Section 5.603 of Title 24 of the Code of Federal Regulations, the Department of Housing and Urban Development (HUD) generally defines a low income family as a family whose annual income does not exceed 80 percent of the median income for the area; and

WHEREAS, HUD annually calculates the Median Family Income, commonly known as the Area Median Income (“AMI”), for the Kansas City area; and

WHEREAS, the Council recognizes the need for housing affordable by members of society whose income is below the federally calculated AMI; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the CCED Board is directed to give preference to projects that provide single family or multi-family housing for those whose income is less than 80% of the AMI when considering housing projects for recommendation to the Council.

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# Central City Economic Development Sales Tax Board Fee Waiver

The Central City Economic Development Sales Tax board will consider request for proposal application fee waivers

IF

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## Neighborhood Associations

Neighborhood Associations registered and recognized by the City of Kansas City, Missouri located within the boundaries of the Central City Economic Development Sales Tax District (An area bounded by Ninth Street on the north, Gregory Boulevard on the south, the Paseo on the west and Indiana Avenue on the east) shall be exempt from all application fees directly payable to the Central City Economic Development Sales Tax Board (CCED), if the Neighborhood Association serves as the lead agency submitting the proposal to the CCED.

OR

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## Previous Project Submittals

Proposals previously submitted to the CCED which paid an application fee, if requested by the CCED Board to resubmit the same project for consideration in a future round of funding and is not substantially different, as defined by CCED Policy, shall be exempt from all application fees directly payable to the Central City Economic Development Sales Tax Board

OR

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## Fee Waiver Application Submittal

The Central City Economic Development Sales Tax Board may consider approving a request for fee waiver from a proposer who submits a Fee Waiver Application which is completely filled out and includes a one to two paragraph statement giving a detailed reason for the request

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## Acknowledgement Statement

The submission of an application for fee waiver does not create any right in or expectation the request for the fee waiver will be approved.

Any fee waiver approved by the Central City Economic Development Sales Tax Board shall only apply to fees directly payable to the CCED and shall not create any right or expectation for the waiving of any other fees owed.

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**DONALD E.  
MAXWELL**  
*Attorney at Law*

June 18, 2020

**VIA ELECTRONIC MAIL**

Central City Economic Development Sales Tax District  
Attn: Shontrice Patillo  
Neighborhoods and Housing Services  
4400 Blue Parkway Blvd.  
Kansas City, Missouri 64130  
[centralcitysalestax@kcmo.org](mailto:centralcitysalestax@kcmo.org)

**RE: Request for Modification of Linwood Square Shopping Center Project**

Dear Ms. Patillo;

As you know, the undersigned represents Linwood Shopping Center Redevelopment Company, LLC (“LSCRC”), the applicant and awardee of a \$2,389,146 grant (the “Award”) from the Round 1 awards issued by the Central City Economic Development Sales Tax District (“CCED”). The Award was issued to LSCRC for the purpose of substantially renovating the north parcel of the Linwood Square Shopping Center at approximately 31<sup>st</sup> Street and Prospect Ave., Kansas City, Missouri (the “Project”). The purpose of this correspondence is to provide clarity on a letter sent on June 1, 2020 on behalf of LSCRC requesting a modification of the amount of the Award for purposes of covering additional costs incurred to complete the Project (“Request”).

In the Request, LSCRC provided an update on the status of the Project and described certain circumstances that resulted in an increase in the budgeted Project expenses and requested the allocation of an additional \$150,000 to the Award in order to complete the Project. It was brought to LSCR’s attention that there may be some confusion regarding the intended use of additional Award funds. Please be advised that, if awarded, LSCRC would use the additional Award funds solely for the expenses provided below which expenses would be incurred on the Northeast parcel of real estate within the Project boundaries, and no portion of the Award funds will be used to pay for expenses incurred on the Southeast parcel of the Shopping Center that are outside of the boundaries of the Project.

<b>Additional Work</b>	<b>North Parcel</b>
Demolition & Renovate Restroom to ADA Compliance	\$38,010
Under-Canopy Brick Treatment	\$25,680
Rear-Entry Metal Doors & Frames	\$47,903
Millwork Repair Allowance	\$55,000
Contractor General Conditions	\$12,800
<b>Total</b>	<b>\$179,393</b>



The expenses outlined above do not create a substantial deviation from the Project as initially approved by CCED. There proposed improvements will not result in an increase in the square footage of the Shopping Center nor do they create an alternate use for the Shopping Center. The proposed improvements are the type of improvements necessary to complete the Project as it was initially proposed to CCED.

By this letter, LSCRC expresses its urgency with respect to CCED's consideration of the Request. Specifically, the millwork within the parking lot of the Shopping Center is of particular urgency. In order to preserve the integrity of the parking lot within the Project, LSCRC must authorize its contractor to complete the overlay within the week following the date of this letter. Before LSCRC authorizes the expenditure, LSCRC seeks assurance that funds will be available through an additional Award to cover the costs associated with the additional work that needs to be performed.

I am happy to discuss the Request in more detail. Please do not hesitate to contact me at the telephone number or electronic mail address provided above.

Very Truly Yours,



Donald Maxwell

CC: Commissioner Duval "DJ" Pierre ([djpierre@spencerfane.com](mailto:djpierre@spencerfane.com))  
Commissioner Melissa Patterson Hazley (via electronic mail at [mpatterson.hazley@gmail.com](mailto:mpatterson.hazley@gmail.com))  
Jennifer Tidwell (via electronic mail at [Jennifer.Tidwell@kcmo.org](mailto:Jennifer.Tidwell@kcmo.org))  
Randy Dunn (via electronic mail at [rdunn@deananddunnllc.com](mailto:rdunn@deananddunnllc.com))  
Sean Dean (via electronic mail at [sdean@deananddunnllc.com](mailto:sdean@deananddunnllc.com))