

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:

Thursday, August 27 2020

4:00 pm – 5:30 pm

Zoom Meeting: <https://zoom.us/j/94757221571>

Phone (646) 558-8656

Meeting Id 94757221571#

For the purposes of taking up the following matters:

Agenda

- A. Call to Order
- B. Approval of Minutes
 - 1. July 14, 2020
 - 2. July 31, 2020
 - 3. August 1, 2020
 - 4. August 10, 2020
 - 5. August 11, 2020
- C. Public Comment
- D. Treasurer's Report
- E. Fee Waiver
- F. Res. No. 200451
- G. Santa Fe & Greenline Round III Proposal Discussion
- H. Strategic Plan
- I. CCED Structure
- J. Other Business
- K. 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 July 14, 2020 Board Meeting

Board Members Present	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
Consultants Present	Randy Dunn, Dean & Dunn, LLC Cheryl Harrison Lee, HLDC Consulting Leila Allen, HLDC Consulting
City of KCMO Staff Present	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 Jerry Helmick, Human Relations Department
Community Members	Anna McCoy Erin Royals Brian Collins Steff Hedenkamp Donald Maxwell Jr. Enam Haddad Ben Payton Shalah Johnson Jim Erickson Janay Reliford-Davis Richard McCoy Brad Lucht

Call to Order:

Chairman Pierre called the meeting to order at 12:03pm

Meeting Minutes: Following a motion by Ms. Richardson and second by Mr. Bacchus the meeting minutes from June 9, 2020; July 8, 2020; and July 10, 2020 were approved as presented by a vote of 4-0.

Treasurer’s Report: Mr. Bacchus noted that he had not received updated financials from the City as Josh Rouscheff was no longer with the City and it would need to be determined who from with City will work with the Board.

Public Comment: The Chairman opened the floor for public comment, no comments or questions were made from the public.

Project Updates: Shontrice Patillo provided an update on Round I and II projects indicating that KC Townhall had recently gone before the Fairness in Construction Committee and has MBE/ WBE goals set. Additional Round II projects are working to have funding agreements finalized. Furthermore, Board Members continued to ask clarifying questions about other projects in-

cluding NACCC and Urban America. Concerning Urban America Ms. Patillo indicated she had not had any engagement with them since the Board recommended rescinding their recommendation to fund both Urban America projects. Ms. Chandler restated that the Board's recommendation was sent to the City Council but that the Council had not taken any action on that recommendation to rescind funding from their projects. Mr. Chase Johnson stated he had meet with the developer to figure out phasing and funding and that they have also meet with staff of the EDC. Mr. Bacchus stated he believes the Board should rescind their previous recommendation to remove funding from Urban America if progress continues. Dr. King asked that the project summary form be updated.

Fee Waiver: Randy Dunn presented a draft fee waiver proposal for the Board to consider when and how to waive application fees for proposers. Ms. Richardson stated she would like to have a deeper conversation about this and the strategic plan. It was asked for a word document version of the proposal to be sent to the Board so they may provide edits to Mr. Dunn. Dr. Patterson Hazley discussed the purpose of the application fee.

Resolution No. 200451: Board members discussed Res. No. 200451, introduced by Councilwoman Melissa Robinson. The Board felt it important to discuss the resolution because of its focus on affordable housing. Mr. Bacchus stated he would talk to Councilwoman Robinson about the resolution and it was also asked for the consultants to develop an analysis on the potential impact of the policy.

Linwood Shopping Center Supplemental Funding Request: Donald Maxwell Jr., a representative for the Linwood Shopping Center funded in Round I presented a request for an additional \$179,393 for their project. Board members discussed the need of the additional funding. Mr. Bacchus moved to provide Linwood Shopping Center with an additional \$150,000 the motion was seconded by Dr. Patterson Hazley. The motion failed on a vote of 4 no (Pierre, Patterson Hazley, Richardson, King) and 1 yes (Bacchus).

Strategic Plan: The Board tabled discussion of the strategic plan to a future meeting. The Board will send additional comments and edits to Ms. Harrison Lee.

Other Business: Ms. Patillo stated she would send out a doodle poll for potential dates for future meetings.

The meeting was adjourned at 1:47pm by a vote of 5-0 following a motion by Ms. Richardson which was seconded by Dr. King.

Central City Economic Development Sales Tax Board
Meeting Minutes from July 31, 2020 Board Meeting

Board Members Present	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
Consultants Present	Randy Dunn, Dean & Dunn, LLC Shaylyn Dean, Dean & Dunn, LLC Cheryl Harrison Lee, HLDC Consulting Riccardo Kisner, HLDC Consulting
City of KCMO Staff Present	Shontrice Patillo, Neighborhoods and Housing Services Jennifer Tidwell, Neighborhoods and Housing Services Katie Chandler, Law Department

Call to Order:

Chairman Pierre called the meeting to order at 9:15am

Dr. Patterson Hazley moved to go into closed session 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. Ms. Richardson seconded the motion and the motion passed by a vote of 3-0.

The meeting was adjourned at 12:42 pm by a vote of 4-0 following a motion by Ms. Richardson which was seconded by Dr. King.

Central City Economic Development Sales Tax Board
Meeting Minutes from August 01, 2020 Board Meeting

Board Members Present	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
Consultants Present	Randy Dunn, Dean & Dunn, LLC Shaylyn Dean, Dean & Dunn, LLC Cheryl Harrison Lee, HLDC Consulting Riccardo Kisner, HLDC Consulting
City of KCMO Staff Present	Shontrice Patillo, Neighborhoods and Housing Services Jennifer Tidwell, Neighborhoods and Housing Services Katie Chandler, Law Department

Call to Order:

Chairman Pierre called the meeting to order at 10:15am

Dr. Patterson Hazley moved to go into closed session 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. Dr. King seconded the motion and the motion passed by a vote of 4-0.

The meeting was adjourned at 1:50pm by a vote of 5-0 following a motion by Dr. Patterson Hazley which was seconded by Dr. King.

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

Board Members Present	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
Consultants Present	Randy Dunn, Dean & Dunn, LLC Shaylyn Dean, Dean & Dunn, LLC Cheryl Harrison Lee, HLDC Consulting Riccardo Kisner, HLDC Consulting
City of KCMO Staff Present	Shontrice Patillo, Neighborhoods and Housing Services Jennifer Tidwell, Neighborhoods and Housing Services Katie Chandler, Law Department Angela Pearson, Office of Concilwoman Parks Shaw Jerry Helmick, Human Relations Department Dion Lewis, Human Relations Department
Community Members	Brian Collins Enam Haddad Shaulanda Holmes Staff Hedenkamp James Scott Jim Erickson Marquita Taylor

Call to Order:

Chairman Pierre called the meeting to order at 3:12pm

The Board announce this meeting would be temporarily adjourned until 4:00pm August 11, 2020 with a revised agenda.

The meeting was adjourned at 3:17pm by a vote of 5-0 following a motion by Mr. Bacchus which was seconded by Ms. Richardson.

Central City Economic Development Sales Tax Board
 Meeting Minutes from August 11, 2020 Board Meeting

Board Members Present	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
Consultants Present	Randy Dunn, Dean & Dunn, LLC Shaylyn Dean, Dean & Dunn, LLC Cheryl Harrison Lee, HLDC Consulting Riccardo Kisner, HLDC Consulting
City of KCMO Staff Present	Shontrice Patillo, Neighborhoods and Housing Services Jennifer Tidwell, Neighborhoods and Housing Services Katie Chandler, Law Department Jerry Helmick, Human Relations Department Dion Lewis, Human Relations Department
Community Members	Brian Collins Elizabeth Schultz Shaulanda Holmes Staff Hedenkamp Adonica Worley Bill Kimble Marquita Taylor Allison Bergman

Call to Order:

Chairman Pierre called the meeting to order at 4:07pm

Dr. Patterson Hazley moved to go into closed session 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. The meeting was adjourned at 3:17pm by a vote of 5-0 following a motion by Mr. Bacchus which was seconded by Mr. Bacchus.

Round III Board Recommendations:

Mr. Bacchus moved to recommend \$200,000 for the Conrad Wright Media Building. The motion was seconded by Dr. Patterson Hazley. The motion passed by a vote of 5-0.

Mr. Bacchus moved to recommend \$282,354 for CELT. The motion was seconded by Dr. Patterson Hazley. The motion passed by a vote of 5-0.

Mr. Bacchus moved to recommend \$905,000 for demolition/infrastructure only for Parade Park Homes. Dr. Patterson Hazley seconded the motion. The motion passed by a vote of 5-0.

Mr. Bacchus moved to recommend \$3,960,000 for One Nine Vine. Dr. Patterson Hazley seconded the motion. The motion passed by a vote of 5-0.

Mr. Bacchus moved to recommend \$2,000,000 with an additional \$1,900,000 contingent upon additional financials. Dr. Patterson Hazley seconded the motion. The motion passed by a vote of 5-0.

Prior to the following recommendation Mr. Bacchus recused himself.

Dr. Patterson Hazley moved to recommend \$4,000,000 with an additional \$1,000,000 contingent upon additional financials for The Overlook. Dr. King seconded the motion. The motion passed by a vote of 4-0 with 1 recusal (Bacchus).

Mr. Bacchus moved that all other projects not be recommended for funding at this time with the exception of Santa Fe and The Greenline Initiative. The motion was seconded by Dr. Patterson Hazley. The motion passed by a vote of 5-0.

Public Comment: Ms. Adonica Worley asked about a tweet sent out by Mayor Lucas. Mr. Pierre indicated the Mayor was speaking to the potential overall investment that CCED funds could bring to the District and not about any additional funds that are available.

Dr. Patterson Hazley moved to adjourn the meeting. The motion was seconded by Ms. Richardson. The meeting adjourned at 5:51pm

THE CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX BOARD



THE STRATEGIC PLAN'S PERFORMANCE MEASURES

August 27, 2020

Prepared by:



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The Proposed Strategic Plan

The Basis for Developing Performance Metrics

The Recommended CCED's SWOT Analysis

Strengths

- Lower land values
- Established commercially-zoned area
- Close ratio of owner and rental housing
- Housing cost is lower than the rest of the City
- Historic legacy
- Vacant land
- Neighborhood leadership.

Weaknesses

- Rent subsidized properties are concentrated in the area
- Household income is low
- The number of transformational projects
- Limited transportation options
- Educational attainment levels
- Workforce readiness
- Employment inflows versus outflows.

SWOT Analysis - Strengths/Weaknesses, Opportunities/Threats Analysis



The Proposed Strategic Plan

The Basis for Developing Performance Metrics

The Recommended CCED's SWOT Analysis

- ### Opportunities
- Housing preservation
 - Mixed-income housing to include affordable, workforce, market rate
 - Transit investment along Prospect
 - Ability to incorporate transit oriented and sustainable principles
 - TIF incentives, opportunity zone in redevelopment financing
 - High impact project.

- ### Threats
- Expiration of 1/8 cent tax as a resource
 - Aging housing stock will increase the cost of rehabilitation
 - Loss of population as the area becomes less desirable to live in
 - Blighted buildings will continue to be demolished.

The Proposed Strategic Plan

DRAFT

The Basis for Developing Performance Metrics

GOAL: Create opportunities for access, equity and shared prosperity

GOAL: Create and expand employment opportunities

GOAL: Foster and maintain diverse and sustainable neighborhoods

GOAL: Enhance opportunities for small and minority owned business development

What Makes a Good Performance Measure



Specific – It clearly and precisely states what will be measured.

Measurable – It is numerical and can be graphed.

Actionable – Results can be easily interpreted and one knows what actions to take to affect the measured

Repeatable – information can be consistently gathered over time.

Timely – It can be measured at an appropriate frequency.

S M A R T



What Makes a Good Performance Measure

- Try to have **no more** than one to two measures per strategic objective.
- Develop both “outcome” and “driver measures”

- “Outcome measures” answer the question, “How would we know?”
- “Driver measures” describe, “What we need to do well.”

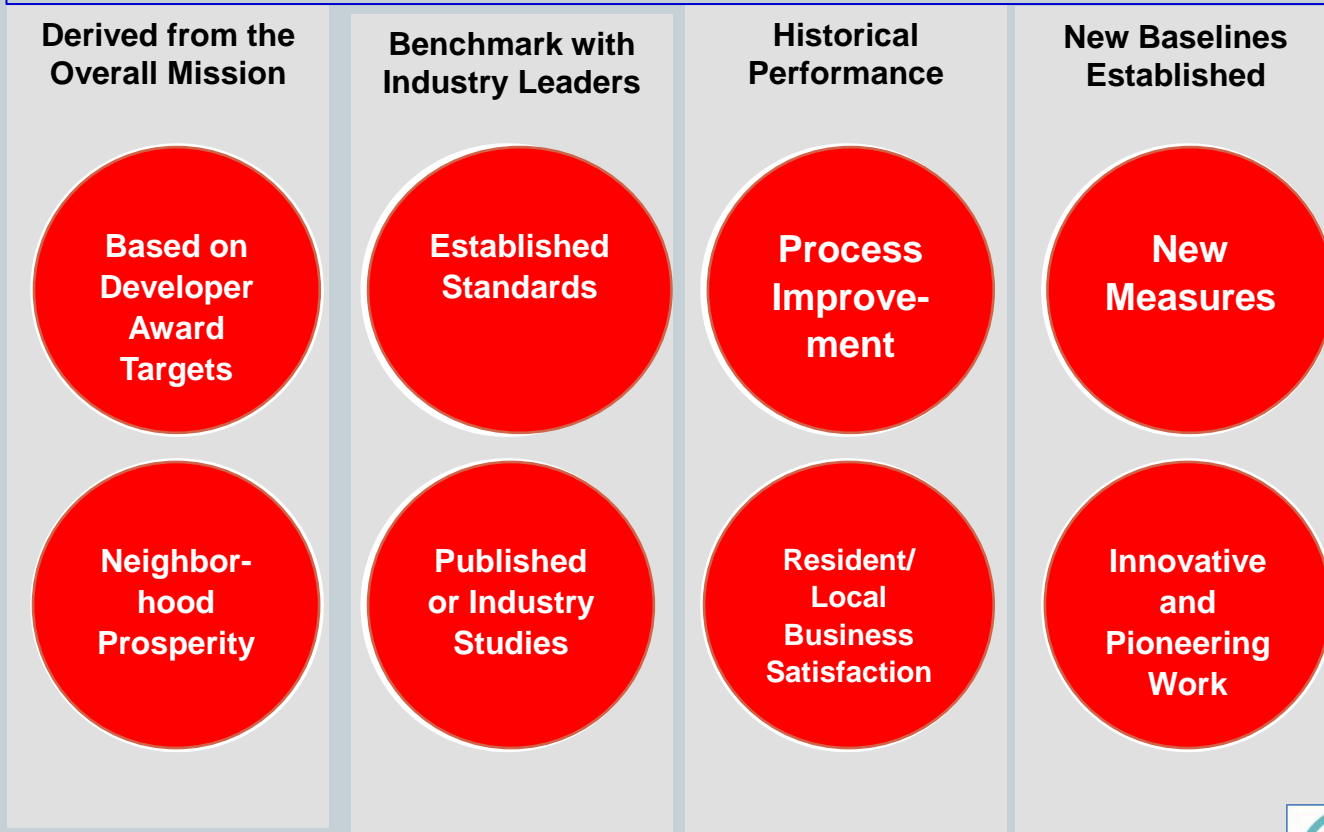
SMART



What Type of Targets Should be Set?

CCED should strive to set stretch targets for 3 –5 years into the future, then create annual and quarterly targets to match.

Transformative Stretch Targets



Performance Options Measures for the Board's Consideration DRAFT



PERFORMANCE METRICS DESIGN/FORMULATION MATRIX

GOALS		BOARD to: (1) Accept, (2) Reject or (3) Defer	SWOT Analysis Correlation	FREQUENCY OF REPORTING	PROBABLE PRIMARY DATA SOURCE(S)
GOAL 1:	Create opportunities for access, equity and shared prosperity				
	# of infilled projects completed		Strength (lower land value)	Annually	CCED and City of KCMO
	# of commercial redevelopment projects completed		Strength (lower land value)	Annually	CCED and City of KCMO
	# of transformational projects completed		Weaknesses	Annually	CCED and City of KCMO
	# of (blighted) buildings rehabbed or preserved		Strength (Vacant Land)	Quarterly	CCED and City of KCMO

Performance Options Measures for the Board’s Consideration



PERFORMANCE METRICS DESIGN/FORMULATION MATRIX

GOALS		BOARD to: (1) Accept, (2) Reject or (3) Defer	SWOT Analysis Correlation	FREQUENCY OF REPORTING	PROBABLE PRIMARY DATA SOURCE(S)
GOAL 2:	Create and expand employment opportunities				
	# of persons employed by major jobs type in the community		Weakness	Annually	Quarterly Workforce Indicators (QWI) Data (U.S. Census Bureau)
	# of workforce partnerships		Weakness	Quarterly	United Way's 2-1-1
	# of new two-year and four-year higher education partnerships		Opportunity	Annually	Workforce Benchmarking Network
	# of new investment ready sites in the community		Opportunity	Quarterly	CCED and City of KCMO
	Average household income within the community		Weakness	Annually	U.S. Census and Dept. of Labor Reports

Performance Options Measures for the Board's Consideration DRAFT



PERFORMANCE METRICS DESIGN/FORMULATION MATRIX

GOAL 3:	Foster and maintain diverse and sustainable neighborhoods				
	# of affordable and senior housing units		Opportunity	Annually	American Community Survey (U.S. Census Bureau) housing indicators
	% or ratio of affordable and senior housing units to total housing units		Opportunity	Annually	American Community Survey (U.S. Census Bureau) - housing indicators
	# of housing units rehabilitated		Opportunity	Quarterly	CCED and City of KCMO
	# of new affordable housing units constructed		Opportunity	Quarterly	American Community Survey (U.S. Census Bureau) - housing indicators
	dollar value of transit-oriented investment in proximity to the rapid transit corridor		Opportunity	Annually	American Community Survey (U.S. Census Bureau) = "Means of transportation to Work)

Performance Options Measures for the Board's Consideration DRAFT



PERFORMANCE METRICS DESIGN/FORMULATION MATRIX

GOAL 4: Enhance opportunities for small and minority owned business development					
	# of development partnerships established		Opportunity	Quarterly	CCED
	# of developer organizations/companies participating in capacity building events		Opportunity	Annual	CCED
	Average dollar amount of a loan dispensed from the small business loan fund		Opportunity	Quarterly	CCED
	# of MBE's bidding on development projects		Opportunity	Quarterly	CCED and City of KCMO
	# and % of MBE's (including subcontractors) receiving funding for development projects		Opportunity	Quarterly	CCED

Strategic Planning is a Continuous Improvement Process



CCED Project Updates - Round 1 (August 2020)

FA	Project	Summary	CCED Budget	Project Budget	Leveraged Funds	LTV	Infrastruc.	Update 8/2020
x	Linwood Shopping Square	Renovation Retail Shopping Center	\$2,389,146	\$8,592,000	\$6,202,854	27.81%		Development Team requested additional funds to complete facade improvements, grading, ADA Compliance and rear entry doors. CCED Board did not approve additional funding request. Construction status is at Draw #9 and the project is 89.6% complete with work rated as Satisfactory. PIAC funding has been transferred from the city to TIF Commission.
x	MACPEN Enterprise	Construction of Child Care Center with Services	\$1,000,000	\$3,249,750	\$2,249,750	30.77%		Funding Agreement Endorsed. All funds have been disbursed to Escrow Agent. Project still going through permit process currently working out storm water issues.
x	Community Builders of Kansas City	Renovation for Entrepreneur Space at 5008 Prospect	\$627,785	\$752,785	\$125,000	83.39%		Project Complete
x	Emmanuel Family & Child Development	Construction of Child care Center with Services	\$725,000	\$7,309,387	\$1,103,448	9.92%		Revision to the Funding Agreement to add additional funds for the sound barrier endorsed by developer. Updated insurance binder needed to enter PO.
d	Ivanhoe Neighborhood Council	Senior Cottages at 39th Street	\$1,221,332	\$2,174,632	\$953,300	56.16%		Project will be funded through HOME and CCED Funds. The contract has been prepared and is currently being reviewed by the legal department. HOME Funds have been approved by HUD. The signing of the funding agreement will need to be coordinated with the NHS receiving a notice to proceed by HUD. Funding Agreement drafted; however, Developer will need to obtain clearance from Environment Assessment prior to entering into agreement as required by HUD. An environmental review is required to remediate elevated levels of lead. The Notice to Proceed (potentially) would not be issued prior to November 2020.

x	National Association of Construction Coop	Rehabilitation of Homes throughout the District	\$215,000	\$10,000,000	\$9,785,000	2.15%		Funding Agreement endorsed by Developer. Updated insurance Binder needed to enter PO.
x	Neighborhoods United	Rehabilitation of Homes for Disabled Veterans	\$313,804	\$627,608	\$313,804	50.00%		Construction ongoing. No draws have been requested or processed.
Total			\$6,492,067	\$32,706,162		19.85%		
Public Infrastructure/ Site Development Preparation - 20%			\$1,298,413					
Actual - Public Infrastructure/ Site Development Preparation								
Public Infrastructure Deficit			\$1,298,413					

Ivanhoe Neighborhood Council - Round 1

Applicant	Karen Boyd/ Nailah M'biti			
Project Name/Location	Garfield East (Senior Cottages at 39th Street)			
Contact	Nailah M'biti			
Project Team				
Funding Sources				
	Amount	Confirmed	Changes	Notes
CCED	\$933,840	Yes	Yes	
KCMO HOME FUNDS	\$866,300	Yes	Yes	
CCED (Additional)	\$287,492	Yes	No	
KCMO HOME FUNDS (Additional)	\$87,000	Yes	No	
Total Project Cost	\$2,174,632	Investment to Project Cost		43%
Project Description	<p>The Ivanhoe Gateway project began in 2007 with a plan. Since then the Ivanhoe Neighborhood Council completed three duplexes, 12 units of one-story cottages for seniors; and four more units are currently under construction. This proposal includes the Phase IV at 3800 Garfield and builds upon Ivanhoe Neighborhood Council's existing momentum in the neighborhood. Proposer intends to construct eight (8) high quality one-story cottages that are attached in groups of four. Each cottage will have two bedrooms, living room, dining room, kitchen, bathroom and laundry. The senior cottages will aide in the stabilization of two vulnerable populations which are seniors and low-income families.</p>			
Project Outcomes	Creates additional production of affordable housing in the core city for elderly and low income households.			
Jobs Created	2			
Construction Jobs	50			
Project Status				

1/2019	City Council passed Ordinance No. 190007 which authorized a Funding Agreement with Neighborhoods and Housing Services Department to execute a Funding Agreement with Ivanhoe Neighborhood Council in the amount of \$933,840 to incentivize construction of senior cottages.
8/2019	The City of Kansas City awarded HOME Funds to the project. All funds in the projects are subject to HUD rules and regulations.
10/2019	Project will be funded through HOME and CCED Funds. The contract has been prepared and is currently being reviewed by the legal department.
10/2019	Initial draft of funding agreement provided to the Law Department for review.
1/2020	Environmental Review Officer worked with project team to review materials and construction techniques that would provide the necessary attenuation from environmental hazards.
3/2020	Developer bid project three times between August 2019 and February 2020 in an attempt to decrease project cost.
3/2020	Developer requested amendment to CCED Board requesting additional funding in the amount of \$287,492 to accommodate prevailing wage requirement. In addition, \$87,000 was requested in HOME Funds.
7/2020	CCED Board approved additional funding for Ivanhoe/Garfield East Sr. Cottages in the amount of \$287,492.
7/2020	M(W)BE Goals approved by Fairness In Construction Board at 15% MBE and 10% WBE.
8/2020	Environmental Review ongoing.
9/2020	Ordinance approving additional funding submitted for Council approval.

CCED Project Updates - Round 2

FA	Project	Summary	CCED Funds	Project Budget	Leveraged Funds	LTV	Infrastruc.	Update 8/2020
	Urban America Southpointe, LLC	Pre-development expenses for the construction of office space, retail, hospitality, multi-family residential and parking in the 63rd Street and Prospect Avenue area	\$500,000	\$180,259,034	\$179,759,034	0.28%		The gas station and site adjacent to the north are currently not under site control but UA is looking to acquire. CPD Staff will review status of project in September.
	Urban America – KC EVE, LLC	Redevelopment of historical Castle Building and construction of Enterprise Village Ecosystem -36 net zero cottage style homes in the South Vine Street Corridor	\$1,205,231	\$21,947,664	\$20,742,433	5.49%		Developer reports that they are working with the Federal Government to settle the lien and anticipates closing within the next two month. No additoanal project or finaning information has been provided from the developer
d	KC Town Hall	Redevelopment of building on 36th & Indiana Ave to provide restaurant, incubator and 3 affordable housing apartments.	\$490,539	\$680,169	\$189,630	72.12%		Funding agreement has been drafted and sent to the law department for review.
d	Urban Neighborhood Initiative	Site work and infrastructure related to the new construction of 30 single-family homes, in partnership with Habitat for Humanity.	\$250,000	\$1,731,600	\$1,481,600	14.44%	\$250,000	Developer submitted revisions to the Funding Agreement and project budget for HRD. Anticipate council to approve funding agreement in September/October.
d	Oak Park Neighborhood Association	Equity funding to support the development of 29 units of affordable housing at 38th Street and Prospect Avenue	\$2,800,000	\$8,183,550	\$5,383,550	34.21%		Developer provided confirmation of PIAC Funding - completing the capital stack needed to move forward. The Funding Agreement is being drafted. Project will need to complete acquisition and environmental testing. LIHTC included in project; hence closing must occur simultaneously with MHDC.
d	Linwood Garden	Equity funding to develop 32 units of affordable housing, community kitchen, coffee shop and exterior shelter near Linwood and Bruce Watkins Drive.	\$1,150,000	\$7,667,968	\$6,517,968	15.00%	\$0	Funding Agreement provided to Developer for review. Project will be ready for council approval following negotiation of funding agreement.

d	Prospect Summit Duplexes	Joint venture partnership, including the nonprofit Mt. Pleasant EDC, for the construction of 23 townhomes for rent in the 22nd/23rd and Prospect Avenue area.	\$1,900,000	\$5,653,625	\$3,753,625	33.61%	\$1,010,002	Funding agreement and loan documents being drafted to supplement MHDC documentation. Environmental review is in process for HOME Funding by MHDC and City.
d	Palestine Economic Dev. Corp	Equity funding to support the construction of a 39 unit assisted living facility at 35th Street and Prospect Avenue.	\$2,299,008	\$5,735,008	\$3,436,000	40.09%	\$300,000	Project split into two phases. The Funding Agreement drafted for the 1st Phase and provided to the Developer for review.
Total			\$10,594,778					
Public Infrastructure/ Site Development Preparation - Actual			\$1,560,002					
Public Infrastructure/ Site Development Preparation - 20%			\$2,118,956					
Public Infrastructure Deficit			\$558,954					

Urban Neighborhood Initiative / Habitat for Humanity - Round 2

Applicant	UNI - Dianne Cleaver			
Project Name/Location	Wendall Phillips Downtown East Neighborhood			
Contact	Shalaunda Holmes			
Project Team	Urban Neighborhood Initiative and Habitat for Humanity			
Funding Sources				
	Amount	Confirmed	Changes	Notes
CCED	\$250,000	Yes	Yes	
Total Project Cost	\$250,000	Investment to Project Cost		100%
Project Description				
	The Project as proposed will utilize the sales tax funds for the costs of site work and infrastructure associated with Developer's proposed single family renovation and new construction of houses to be performed in conjunction with Habitat for Humanity.			
Project Outcomes				
	Creates additional production of affordable housing in the core city for low income households.			
Jobs Created				
	0			
Construction Jobs				
	0			
Project Status				
8/2019	City Council adopted Resolution 190651 - Accepting the recommendation of the CCED Board to fund an economic development project proposed by Urban Neighborhood Initiative for funding site work and infrastructure for affordable single family owner-occupied houses in Kansas City, Jackson County, Missouri in the amount of \$250,000.00 and authorizing the City Manager to negotiate a Funding Agreement for that purpose.			
10/2019	Notified by Environmental Review Officer of potential presence of lead in the soil at initial location of site selection in Wendell Phillips Downtown East Neighborhood.			

11/2019	UNI submitted proposals for 2020 CDBG grant funds to strategically acquire additional parcels that are in close proximity to existing land we have under site control. Habitat for Humanity is currently working on new two story single family designs that fit their cost models and planning their construction schedule for their upcoming fiscal year. (July 2020).
6/2020	Initial draft of funding agreement provided to the Law Department for review.
6/2020	Developer submitted project budget and requested documentation needed to proceed with funding agreement.
6/2020	Developer advised the project amount does not reach threshold for FICB but will be required to adhere to prevailing wage requirements.
7/2020	Developer provided with draft of funding agreement.
8/2020	Developer returned comments for funding agreement.
9/2020	Ordinance approving additional funding submitted for Council approval.

Oak Park Townhomes - Round 2

Applicant	Oak Park Townhomes LLC - 3011 E Meyer Blvd, KCMO 64132
Project Name/Location	Oak Park Townhomes (38th & Prospect
Contact	Dolph Woodman (417) 695-2100 dwoodman@dowcon.net
Project Team	Oak Park Neighborhood, DowCon LLC, Brian Collins (Dromara Development), James Scott & Allison Bergman

Funding Sources

	Amount	Confirmed	Changes	Notes
LIHTC	\$3,139,957	Yes	Yes	
CCED	\$2,800,000	Yes	Yes	
MHDC Permanent Loan	\$1,542,949	Yes	No	
PIAC	\$500,000	Yes	No	
Deferred Developer's Fee	\$200,644			
Total Project Cost	\$8,183,550	Investment to Project Cost		34.21%

Project Description

The Project as proposed will utilize sales tax funds for the costs of constructing a multi-family residential development consisting of 29 affordable units in the area generally located at 38th Street and Prospect Avenue. All 35 units will be affordable housing, with 17 units assisted with Project-Based Vouchers for households below 50% AMI. Twenty-eight (28) of the Townhomes will be 3-bedroom townhomes, with seven (7) one bedroom units, serving families and veterans. The Salvation Army will provide services for the veteran population, while First Call will provide substance abuse and dependency services. MHDC has allocated 4% Low-Income Housing Tax Credits to this project as well as CCED and Public Improvements Advisory Committee (PIAC).

Project Outcomes

Creates additional production of 35 affordable housing in the core city for low income households and veterans.

Jobs Created

3

Construction Jobs

20* (from Advance KC Scorecard)

Project Status

8/2019	City Council adopted Resolution 190652 - Accepting the recommendation of the CCED Board to fund an economic development project proposed by Oak Park Neighborhood Association for funding to support development of affordable multi-family housing generally to be located at 38th Street and Prospect Avenue in the amount of \$2,800,000.00 and authorizing the City Manager to negotiate a Funding Agreement for that purpose.
4/2020	Project recommended for 4% LIHTC by MHDC.
6/2020	Initial draft of funding agreement provided to the Law Department for review.
6/2020	Received MHDC Conditional Reservation Agreement.
8/2020	Received approval of PIAC funds.
6/2020	Developer requested a 100% / 10 - year property tax abatement from EDC due to the reduced cash flows experienced by affordable housing projects.

Linwood Gardens - Round 2

Applicant	Linwood Gardens
Project Name/Location	1801 Linwood Blvd - 3210-3230 Michigan Avenue
Contact	James Scott, jscott@scottassociateskc.com, 816-822-8000
Project Team	James Scott, David Warm, Linwood Property, Inc (LAMP)

Funding Sources

	Amount	Confirmed	Changes	Notes
CCED	\$1,150,000	Yes	Yes	
KCMO HOME FUNDS	\$500,000	Yes	Yes	
Deferred Developer Fee	\$278,042	Yes	No	
LIHTC	\$5,739,926	Yes	No	
Total Project Cost	\$7,667,968	Investment to Project Cost		15%

Project Description	Equity funding to develop 32 units of affordable housing, community shared use kitchen and a coffee shop and exterior shelter near Linwood and Bruce Watkins Drive
Project Outcomes	Creates additional production of affordable housing and housing for domestic violence survivor families to include support services in the core city for low income households.
Jobs Created	10
Construction Jobs	50

Project Status

8/2019	City Council adopted Resolution 190653 - Accepting the recommendation of the CCED Board to fund an economic development project proposed by Linwood Property, Inc. for funding to support the development of 32 apartment units of affordable housing to be located at or near Linwood Boulevard and Bruce R. Watkins Drive in the amount of \$1,150,000.00 and authorizing the City Manager to negotiate a Funding Agreement for that purpose.
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8/2019	Developer provided documentation from the National Registry for approval to construct building on historic site.
9/2019	Developer advised NHS of MHDC requirement directing them to close on the loan prior to council approval.
10/2019	NHS staff met with project team to discuss options to include CCED money into Linwood Gardens Project for infrastructure.
2/2020	NHS staff met with project team to review budget and determine uses of funds. Project team will revise the budget to include cost for commercial kitchen and coffee shop.
3/2020	Initial draft of funding agreement written on the kitchen renovation project and coffee shop.
5/2020	Project team requested CCED Funds to be used to support social service compenent in addition to commercial kitchen and coffee shop. Project team submitted project budget to NHS staff.
5/2020	NHS staff met with Legal to review proposal and determine guideliness for using funds for social service.
5/2020	NHS Staff discussed project scope with project team. Staff encouraged team to discuss funding structure with board consultants and board members to obtain approval to use CCED funds for for social services.
7/2020	Developer provided with draft of funding agreement persuiant to discuss with Legal.
8/2020	Developer returned comments for funding agreement. Amendments forwarded to legal for review.
9/2020	Ordinance approving additional funding submitted for Council approval.

Prospect Summit Duplexes - Round 2

Applicant	Taliaferro & Browne Real Estate - 22nd/23rd Street LLC
Project Name/Location	Prospect Summit Duplexes
Contact	Leonard Graham 816-283-3456
Project Team	Leonard Graham, Hagos Andebrhan, Allison Bergman, Mt Pleasant Education and Development Corporation

Funding Sources

	Amount	Confirmed	Changes	Notes
CCED	\$1,900,000	Yes	Yes	
LIHTC	\$208,034	Yes	Yes	
HOME Funds	\$1,100,000	Yes	Yes	
Loan Funds	\$1,269,044	No		
Opportunity Funds	\$600,000	No	No	
Other	\$576,457	No		
Total Project Cost	\$5,653,535	Investment to Project Cost		34%

Project Description
 The Project as proposed will include 23 newly constructed affordable apartments in 12 duplex units to be located at or near 22nd and 23rd Streets and Prospect Avenue in Kansas City, Jackson County, Missouri.

Project Outcomes
 Creates additional production of affordable housing in the core city for elderly and low income households.

Jobs Created

Construction Jobs

Project Status

8/2019	City Council adopted Resolution 190662 - Accepting the recommendation of the CCED Board to fund an economic development project proposed by Taliaferro and Browne Real Estate 22nd/23rd Street, LLC for funding to support the development of 23 units of newly constructed affordable housing to be located at or near 22nd and 23rd Streets and Prospect Avenue in Kansas City, Jackson County, Missouri in the amount of \$1,900,000.00 and authorizing the City Manager to negotiate a Funding Agreement for that purpose.
12/2019	Applicant applied for 4% LIHTC. MHDC published a preliminary recommendation granting the project \$208,034 - Federal 4% Tax Credits and \$ 1,100,000 HOME funds. The final decision is expected the end of January. CCED has met with applicant to provide them with a list of documentation needed to proceed with funding agreement.
2/2020	Applicant received MHDC conditional letter for 4% Federal Tax Credits and \$1,100,000 MHDC HOME Funds. Applicant provided documentation allowing NHS to move forward with drafting funding agreement. Project submitted for HRD Goals and preparing to attend March 2020 Fairness in Construction Board.
4/2020	MWBE goals approved by Fairness in Construction Board.
6/2020	Environmental Review Officer published Environmental Review Record in the KC Star with an anticipated date to issue a Request for the Release of Funds on July 7th.
6/2020	MHDC notified NHS staff the firm commitment would not be issued on July 31st whereas the developer requested an extension to MHDC. Environmental Review Officer will be required to resubmit the ERR in the KC Star following review and approval by MHDC.
7/2020	NHS staff provided a draft of the funding agreement and loan documents to be reviewed by legal.
7/2020	Legal returned comments of funding agreement to NHS staff.

Palestine Economic Development Corp - Round 2

Applicant	Palestine Economic Development Corporation
Project Name/Location	Palestine Legacy Residences - 34th - 35th & Prospect Avenue
Contact	Melvin Gross melvin.gross@sbcglobal.net (816) 564-8501
Project Team	Melvin Gross (PEDC), James Scott, Brian Collins, Craig Elmore, DowCon

Funding Sources

	Amount	Confirmed	Changes	Notes
CCED	\$2,299,008	Yes	Yes	
New Market Tax Credits	\$1,298,758	No		Need approval
HUD Section 232 Loan wGershaman Mortgage	\$1,200,000	No		Need approval
TBD	\$400,000	No		Not identified
Deferred Developer Fee	\$300,000			
Total Project Cost	\$5,497,766	Investment to Project Cost		42%

Project Description	Provision of decent and modern assisted living care to residents of central Kansas City at affordable monthly charges. Creation of 25 new, permanent healthcare jobs at a living wage or above. Elimination of blighted properties and neighborhood nuisances at the visible and key intersection of 35th Street and Prospect Avenue. Extension of the continuum of care provided by the Palestine Village developments allowing senior and other residents to remain in the community and supporting existing business and institutions. Increased use of and support for transit investments including the Prospect MAX BRT line.
Permanent Jobs	24.5 jobs - average salary \$29,938
Construction Jobs	78

Project Status

7/2019	CCED Sales Tax Board voted to recommend project for funding.
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9/2019	Council approved ordinance 190650 to provide funding to Palestine Economic Development Corporation to support the construction of a 39-bed assisted living facility to be located at 35th Street and Prospect Ave in the amount of \$2,288,008.00 and authorizing the City Manager to negotiate a Funding Agreement for that purpose.
12/2019	PEDC requested predevelopment budget to complete first phase of project. Palestine Legacy Residences (PLR) assisted-living project team has been working with the ATA and their legal counsel towards a plan to complete the property acquisition needed for the development. The PLR development site includes 11 properties. Currently, PEDC owns 5 parcels and the ATA has acquired 2 additional properties, leaving 4 properties to be purchased. The acquisition of these 4 parcels would not only complete the PLR site, but also remove the blighting influence of the liquor store and several vacant and underutilized buildings on Prospect.
2/2020	PEDC partially returned requested checklist items. Staff met with development team to discuss phasing of project.
5/2020	PEDC provide consultants with updated budget for pre-development fees
6/2020	Developer submit updated budget for Phase I (Acquisition of 4 properties and demolition).
8/2020	HRD Goals not required for construction; however goals established for professional services. Project will have to adhere to prevailing wage guidelines.
8/2020	Legal review and approve draft of Funding Agreement for Acquisitions.
8/2020	Draft of funding agreement provided to project team.
9/2020	Ordinance approving additional funding submitted for Council approval.