



CITY OF
KANSAS CITY,
MISSOURI



Agenda

CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX BOARD

Tuesday, December 8, 2020

12:00 noon – 2:00 pm

Zoom Meeting: <https://zoom.us/j/94196295826>;
(646) 558-8656 (Phone) 941 9629 5826 Meeting ID

1. Call to Order
2. Approval of Minutes
 - November 10, 2020
3. Public Comment
4. Treasurer,s Report
5. Workforce Development/Labor Union Roundtable Discussion
6. Previous Rounds Project Updates
7. COVID-19 Relief Programs Update
8. Action/Implementation Plan
9. Administrative Services RFP
10. Land Bank/Homesteading Authority Discussion
11. Other Business
12. 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.



For the latest news and project info:
KCMO.GOV/CCED

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

<p>Board Members Present</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>Consultants Present</p>	<p>Randy Dunn, Dean & Dunn, LLC Shaylyn Dean, Dean & Dunn, LLC Cheryl Harrison Lee, HLDC Consulting Riccardo Kisner, HLDC Consulting</p>
<p>City of KCMO Staff Present</p>	<p>Shontrice Patillo, Neighborhoods and Housing Services Jennifer Tidwell, Neighborhoods and Housing Services Katie Chandler, Law Department Dion Lewis, Human Relations Department Tamela Handie Eric Clevenger, Finance Department</p>
<p>Community Members</p>	<p>Nailah M’Biti Dena Odom Julia Fredenburg D. Woodman Riccardo Lucas Forestine Beasley Mark Irvin Brian Collins Dwayne Williams Megan Crook Emmet Pierson Kelvin Simmons Jerry McEvoy Donald Maxwell Dianne Cleaver Maxmillion Howell Erika Brice Ben Payton Shannon Hesterberg Adonica Worley Terrell Jolly Michael Carmona Melissa Chatham Rita Cortes Troy Nash</p>

Call to Order:

Chairman Pierre called the meeting to order at 12:02pm

Meeting Minutes: Board member Bacchus requested clarifying language relating to the update on previous rounds, specifically to provide clarity about the supplemental funding for Ivanhoe. The meeting minutes from the October 13th meeting were passed following a motion by Board member Bacchus and second by Board member Patterson Hazley. The motion passed by a vote of 5-0.

Public Comment: There were no public comments

Treasurer's Report: Mr. Bacchus discussed how he has been working with the City Budget Department to get the Treasurer reports updated and in an easily readable format. Mr. Bacchus further discussed the current balance, encumbered funds and holds that the City has places on funds. Mr. Bacchus stated that the Board has the funds to pay for all recommended projects. Mr. Eric Clevenger with the City Finance Department reaffirmed the statements of Mr. Bacchus and further stated there has been a 10% reduction in tax receipts as a result of COVID and that the City is requiring a contingency of 15% of CCED fund balance for FY 2021. Board member Richardson asked how much money the Board has on hand, Mr. Clevenger stated the Board had approximately \$19,000,000 at the beginning of the fiscal year and that could cover all recommended projects if the expected \$5,000,000 in tax revenue comes through by the end of the fiscal year. The remaining balance would be about \$3,900,000 after all recommendations are funded. Ms. Richardson also asked how often are deposits made into the CCED accounts. Mr. Clevenger stated that the deposits have been made mostly monthly up to this point. Mr. Bacchus moved to accept the Treasurer's report; Dr. Patterson Hazley seconded the motion. The motion passed by a vote of 5-0.

CCED Board Staff Support: Katie Chandler discussed a draft RFP drafted by Cheryl Harrison Lee to hire staff dedicated to the CCED. Ms. Harrison Lee stated the RFP focuses on finding staff that would focus on: Administration, Budget/Financing Oversight, Community Relationships and Communication. It was stated by Ms. Chandler that the draft RFP had not been sent to Board yet. Chair Pierre stated he would like to have the RFP ready to approve by the December, 2020 Board meeting. Ms. Richardson requested time to fully review the draft RFP and would like to see how it would relate to and impact the budget. Additionally, Board member Richardson asked Mr. Pierre for clarity on the purpose of the RFP. Ms. Richardson also urged the Chair to include a budget for staffing by requesting the Treasurer and Finance Department to come back with numbers to better understand the current administration spend and compare it to the current and upcoming FY budget. Ms. Richardson is concerned the CCED board is not properly budgeting for future expenses and suggested the Board work together to come up with a staff budget before putting out another RFP. to include the evaluation of the roles and responsibilities of our current city staff and liaison support and current consultants.

COVID Relief Programs Update: Shontrice Patillo and Katie Chandler discussed the COVID Small Business Relief Fund. Ms. Patillo stated that the agreement with LISC has been signed and funds have been transferred to the organization. Randy Dunn let it be known that LISC will open the application process on November 16th and will close on November 19th. Shontrice further stated that the agreement with CCF regarding the Resident Relief Fund is now under review. Megan Crook of CCF stated they are ready to move forward with the application and marketing materials have been designed. Once the agreement is signed and funds are transferred they will be ready.

Minority Developers Roundtable:

Board member Patterson Hazley facilitated a roundtable discussion with minority developers to determine challenges and opportunities developing within the CCED boundaries.

Challenges and barriers expressed include the following:

- Appraisals of property prices and the City inspection process
- City processes and procedures, knowing what the city processes and timelines are and who to contact when having questions.
- Cost of application to various incentive programs and timeline to receive CCED funding once recommended by the Board and ultimately approved by the Council. The delay in receiving approved funding can cause funding from other sources to be lost.
- Apparent lack of urgency from the City and the length of maneuvering through city processes.
- Lack of clear direction of city processes.
- Difficulty for new developers to break into the market when applications require certain years of experience.
- Contractors getting paid by the City
- City bureaucracy is a hindrance to private capital and the length of processes can cause private funding to go away.
- The same urgency exhibited by the City for projects on the city's west side needs to be shown for projects on the east side especially for catalytic projects, the city must move faster.
- When the City slows the process for projects the cost of those projects go up. Shorter timelines will bring down the development cost.
- MBE goals on the east side vs. other areas need to be consistent.

Key Solutions to address the barriers previously expressed included:

- Look at what the Business Disruption Fund is doing to expedite projects
- Put processes and timelines in writing so developers know these things up front.
- Fast tracking projects that have everything in place

Chair Pierre thanked everyone for his or her participation and input and hopes these conversations will continue.

Additional comments from developers expressed at this time included:

- The CCED application is too complex and needs to be simplified
- A question was raised about providing feedback on the CCED application

Board member King reiterated the need to make the CCED process clear and Board member Patterson Hazley asked for feedback from community members on the CCED application and RFP. Board members had discussion on the efficacy for soliciting input from potential proposers on the process and application. Board member Richardson commented that she was not aware or prepared for the meeting due to lack of notification by other board members of the effort. Ms. Richardson requested for better notification of future activities/discussion ahead of time would be appreciated. Ms. Richardson commented that the board would need to be clear on its struc-

ture, process and priorities to set better expectations for developers. Urged the need for revolving funds to keep the CCED effort going beyond 2027.

Action Plan Implementation: Chair Pierre stated he believes further discussion on this should be held until an executive director is hired so they may participate in this discussion. Board member Richardson asked about recommendations she made for the strategic plan to be included in the implementation plan. Board member Richardson stated that she sent the board and Ms. Harrison Lee an emails weeks prior to the meeting of questions and comments on the strategic plan that were not addressed in the meeting as requested. Additionally, Ms. Richardson stated she was told the recommendations would be discussed in the action/implementation plan. There was no further discussion with the Chair, previous board that were addressed in the email or consultants on the questions or recommendations she presented. Ms. Richardson further stated that Mr. Pierre nor Ms. Harrison Lee responded to her request. Ms. Richardson requested a response before the next meeting for discussion on this topic. Chair Pierre tabled further discussion on the implementation plan for a future meeting pending review of the draft RFP by the Board.

Previous Round Update: Shontrice Patillo provided an update on the status of projects from Rounds 1 and 2. Chair Pierre asked for updates on Urban America projects. There has been no known progress on either project including on the payoff of the lien on parcels within the KC-EVE project site. Board member Patterson Hazley stated she would talk with Councilman Barnes to see if he has received any updates on the Urban America projects and report back to the Board anything she learns.

Round III Ordinance: Shontrice indicated that the first reading by Council of the Ordinance for the Round III CCED Recommendations would likely be heard the week of November 9th. The earliest the ordinance could be heard in Committee is the first week of December but not date has been set as of yet.

Other Business: Board member Bacchus provided an update on the number of vacant Land Bank owned lots in the CCED District and stated he will continue to gather more information to help the Board make future decisions. Board member Richardson raise several concerns about the strategic planning, lack of structure, process improvements and financial state of CCED in COVID-19. Ms. Richardson urged the board to take stronger consideration into their financial state now and moving forward to better understand the impact to the sales tax dollars moving forward.

Adjourn: The meeting adjourned following a motion by Ms. Richardson and was seconded by Dr. King. The motion passed by a vote of 5-0. The meeting adjourned at 2:04pm.

Central City Economic Development Sales Tax Fund #2200
Comparison of Revenues, Expenditures
and Change in Fund Balance
As of November 30, 2020

	Actual FY 2018-19	Actual FY 2019-20	Adopted FY 2020-21	Projected Activity FY 2020-21	Activity to Date ¹ FY 2020-21	Actuals to Date ² FY 2020-21
Beginning Fund Balance	\$ 4,148,631	\$ 14,729,572	\$12,865,044	\$ 19,978,759	\$ 19,978,759	\$ 19,978,759
Reserve for Encumbrances	-	-	-	\$ 401,273	\$ 401,273	\$ 401,273
Prior Year Adjustments	-	-	-	-	-	-
Total Fund Balance	4,148,631	14,729,572	12,865,044	20,380,031	20,380,031	20,380,031
Revenues						
Sales Tax	10,513,302	10,720,388	10,950,000	9,855,000	5,355,407	5,355,407
Miscellaneous Income	76,571	6,028	-	-	55,333	55,333
Total Revenues	\$10,589,873	\$10,726,416	10,950,000	9,855,000	5,410,740	5,410,740
Expenses						
Wages	\$ 7,099	\$ 49,492	59,805	59,805	59,805	36,760
Benefits-Insurance-Health-FICA	710	13,984	20,860	20,860	20,860	11,526
Pension	1,065	6,396	8,453	8,453	8,453	5,911
Employee charged-in	-	-	-	-	-	2,107
Salary and Wages Subtotal	8,874	69,872	89,118	89,118	89,118	56,304
Training/Meeting Exp.	-	2,408	-	-	-	732
Catering/Food	58	303	-	-	-	-
Printing / Office Supplies/Advertisements	-	533	20,000	20,000	20,000	273
Computer and Information Systems	-	-	-	30,000	30,000	-
Meeting and Other Related Expenses Subtotal	58	3,244	20,000	50,000	50,000	1,005
Community Builders of Kansas City (Round 1)	-	627,785	-	-	-	-
Emanuel Family & Child Development (Round 1)	-	725,000	-	-	-	-
Linwood Shopping Square (Round 1)	-	2,389,149	-	-	-	-
Ivanhoe Neighborhood Council (Round 1)	-	-	-	933,840	933,840	-
MACPEN Enterprise (Round 1)	-	1,000,000	-	-	-	-
National Assoc of Construction Cooperatives (Round 1)	-	-	-	215,000	215,000	215,000
Neighbors United (Round 1)	-	-	-	205,951	205,951	205,951
Round 1 Funding Subtotal:	-	4,741,934	-	1,354,791	1,354,791	420,951
Urban America Southpointe, LLC (Round 2 Recommendation)	-	-	-	500,000	500,000	-
Urban America – KC EVE, LLC (Round 2 Recommendation)	-	-	-	1,205,231	1,205,231	-
KC Town Hall (Round 2 Recommendation)	-	-	-	490,539	490,539	-
Palestine Economic Dev. Corp. (Round 2 Recommendation)	-	-	-	2,288,008	2,288,008	-
Urban Neighborhood Initiative (Round 2 Recommendation)	-	-	-	250,000	250,000	250,000
Oak Park Neighborhood Association (Round 2 Recommendation)	-	-	-	2,800,000	2,800,000	-
Linwood Gardens (Round 2 Recommendation)	-	-	-	1,150,000	1,150,000	-
Prospect Summit Duplexes (Round 2 Recommendation)	-	-	-	1,900,000	1,900,000	-
Neighbors United Supplemental (Round 2 Recommendation)	-	-	-	107,853	107,853	107,853
Round 2 Funding Subtotal:	-	-	-	10,691,631	10,691,631	357,853
Conrad Wright Media Building (Round 3 Recommendation)	-	-	-	200,000	-	-
CELT (Round 3 Recommendation)	-	-	-	282,354	282,354	-
Parade Park Homes (Round 3 Recommendation)	-	-	-	905,000	-	-
One Nine Vine (Round 3 Recommendation)	-	-	-	3,960,000	-	-
Jazz Hill Homes (Round 3 Recommendation)	-	-	-	2,000,000	-	-
The Overlook (Round 3 Recommendation)	-	-	-	4,000,000	4,000,000	-
Santa Fe (Round 3 Recommendation)	-	-	-	610,000	610,000	-
Round 3 Funding Subtotal:³	-	-	-	11,957,354	4,892,354	-
Small Business Stabilization (Covid-19 Recommendation)	-	-	-	500,000	500,000	500,000
Essential Services Program (Covid-19 Recommendation)	-	-	-	500,000	500,000	500,000
Covid-19 Funding Subtotal:	-	-	-	1,000,000	1,000,000	1,000,000
Ivanhoe Neighborhood Council (Supplemental Funding)	-	-	-	287,492	287,492	-
Emanuel Family & Child Development (Supplemental Funding)	-	-	-	500,000	500,000	500,000
Supplemental Funding Subtotal:	-	-	-	787,492	787,492	500,000
Projects Recommended for Funding Subtotal	-	4,741,934	-	25,791,268	18,726,268	2,278,804
Dean & Dunn Consultant Services (2nd Year)	-	101,520	-	150,600	150,600	150,600
Harrison-Lee Consultant Services (2nd Year)	-	159,386	-	179,721	179,721	179,721
Consulting Services Subtotal	-	260,906	-	330,321	330,321	330,321
Contractual Services	-	-	10,840,882	-	-	-
Total Expenses	8,932	5,075,956	10,950,000	26,260,707	19,195,707	2,666,434
Surplus (Deficit)	\$10,580,941	\$5,650,460	-	(16,405,707)	(13,784,967)	2,744,306
Total Ending Fund Balance	\$14,729,572	\$20,380,032	\$ 12,865,044	\$ 3,974,325	\$6,595,065	23,124,337
Less: Contingency of 15% of Adopted FY 2020-21 Revenue	-	-	(\$1,642,500)	(\$1,642,500)	(\$1,642,500)	(\$1,642,500)
Total Ending Fund Balance after Contingency	-	-	\$ 11,222,544	\$ 2,331,825	\$ 4,952,565	\$ 21,481,837

Footnotes:

1. Reflects actual FY 21 collected revenues and city appropriations within the city's financial system.
2. Reflects actual FY 21 collected revenues, expenditures and encumbrances in the city's financial system.
3. Ordinances are pending before the City's Special Committee on Housing Policy for the Round 3 projects

CCED Project Updates - Round 1 (December 2020)

FA	Project	Summary	CCED Budget	Project Budget	Leveraged Funds	LTV	Infrastruc.	
x	Linwood Shopping Square	Renovation Retail Shopping Center	\$2,389,146	\$8,592,000	\$6,202,854	27.81%		Project Complete
x	MACPEN Enterprise	Construction of Child Care Center with Services	\$1,000,000	\$3,249,750	\$2,249,750	30.77%		Construction has commenced.
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	\$1,225,000	\$7,309,387	\$11,103,448	16.76%		Funding Agreement endorsed by all parties.
x	Ivanhoe Neighborhood Council	Senior Cottages at 39th Street	\$1,221,332	\$2,174,632	\$953,300	56.16%		Funding Agreement drafted. Ordinance approving funding agreement passed by Council. The Notice to Proceed should be issued in December 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 complete. Developer need to identify homes to be rehabbed to NHS.
x	Neighborhoods United	Rehabilitation of Homes for Disabled Veterans	\$313,804	\$627,608	\$313,804	50.00%		Construction ongoing. 1st Draw received. Inspection conducted and documentation being reviewed.
Total			\$6,992,067	\$32,706,162		21.38%		
Public Infrastructure/ Site Development Preparation - 20%			\$1,398,413					
Actual - Public Infrastructure/ Site Development Preparation								
Public Infrastructure Deficit			\$1,398,413					

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	A remedial action plan (RAP) must be prepared and submitted for review by MDNR. The plan will include Ivanhoe's option to remove potentially contaminated soil from the project site. Following receipt of the RAP, City's Environmental Officer will include RAP in the HUD Environmental Review Record (one of the last pieces of the Environmental Assessment (EA) review) will publish the Finding Of No Significant Impact, as well as the Notice of Intent to Request Release of Funds. The public comment period would then open for a 15 period, followed by the submission of the Request, which triggers HUD's 15 day Objection Period. Once that 30-34 day process is concluded, the City will receive the Authority to Use Grant Funds form and I will be able to provide Ivanhoe with the green light to begin work.
9/2020	Ordinance approving additional funding submitted for Council approval.
10/2020	Funding Agreement drafted. Ordinance approving additional funding held in the Special Committee on Housing Development. The Notice to Proceed should be issued in November 2020.

CCED Project Updates - Round 2 (December)

FA	Project	Summary	CCED Funds	Project Budget	Leveraged Funds	LTV	Infrastruc.	
	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%		Urban American is continuing to work with city staff on finalizing the term sheet for a Development Agreement for the overall project. The total development will be phased with option agreements and intermittent progress milestones. A funding agreement for CCED funds will follow after the development agreement for the overall project is executed.
	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%		No additional project or financing 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 drafted and provided to developer. Draft Development Agreement outstanding. City staff held update meeting with developer who reported the legal team.
x	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	Special Committee on Housing Policy approved Funding Agreement on September 24th.
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%		The Funding and Loan Agreements drafted. Ordinance approving Funding Agreement on the docket for Special Committee on Housing Policy on 12/7/2020. LIHTC included on project; hence closing must occur simultaneously with MHDC - approximately January 2020.

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 approved by Council. .
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	The Funding and Loan Agreements drafted. Ordinance approving Funding Agreement on the docket for Special Committee on Housing Policy on 12/7/2020. LIHTC included on project; hence closing must occur simultaneously with MHDC - approximately January 2020.
d	Palestine Economic Dev. Corp	Equity funding to support the construction of a 39 unit assisted living facility at 35th Street and Prospect Avenue.	\$2,288,008	\$5,735,008	\$3,447,000	39.90%	\$300,000	Project split into two phases. The Funding Agreement drafted for the 1st Phase and provided to the Developer for review.
Total			\$10,583,778					
Public Infrastructure/ Site Development Preparation - Actual			\$1,560,002					
Public Infrastructure/ Site Development Preparation - 20%			\$2,116,756					
Public Infrastructure Deficit			\$556,754					

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	<p>The Project as proposed will utilize sales tax funds for the costs of constructing a multi-family residential development consisting of 35 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).</p>			
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.
9/2020	Developer provided copy of final commitment from MHDC. The Funding Agreement will be drafted to mirror the Prospect Summit Funding Agreement. LIHTC included on project; hence closing must occur simultaneously with MHDC.
11/2020	Draft loan documents and funding agreement provided to developer for review.
11/2020	Ordinance approving funding agreement submitted to Council for 1st Reading.

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.
10/2020	Funding agreement and loan documents drafted to supplement MHDC documentation. Environmental review is in process for HOME Funding by MHDC and City.

11/2020

Ordinance approving funding agreement submitted to Council for 1st Reading.

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	\$2,288,008	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	\$5,486,766	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.
11/2020	Message sent to developer requesting meeting to discuss status of funding agreement.

Center City Sales Tax

Parcels

OWNER

Land Bank

Land Bank

Homesteading Authority

Homesteading Authority

Homesteading Authority

Homesteading Authority

Homesteading Authority

Centerline

Council Districts

DISTRICT

3

4

5

6

