



Agenda

Tuesday, January 12, 2021

12:00 pm – 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
 1. December 8, 2020
3. Public Comment
4. Treasurer's Report
5. Previous Rounds Project Updates
6. COVID-19 Relief Programs Update
7. Administrative Services RFP
8. Other Business
9. 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.

Housing & Community Development Division
Neighborhoods and Housing Services
City of Kansas City, Mo.

CentralCitySalesTax@kcmo.org
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 For the latest news and project info:
KCMO.GOV/CCED

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

<p>Board Members Present</p>	<p>Chairman- Mr. Duval “DJ” Pierre Vice Chairwoman- Dr. Melissa Patterson Hazley 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 Leila Allen, 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 Annie Young, City Manager’s Office Angela Eley, City Planning Department Angela Pearson, Office of Councilwoman Parks Shaw Jeff Williams, City Planning Department John Wood, Neighborhoods and Housing Services Chase Johnson, City Planning Department Jerry Helmick, Human Relations Department</p>
<p>Community Members</p>	<p>Jerry McEvoy Omar Khalil Geoff Jolley Julia Fredenburg Clyde McQueen Pat Jones Marquita Taylor Leidy Varon Michael Bell Brad Lucht Reggie Thomas Brian Collins Dajuan Hindsmon Allison Bergman Kelvins Simmons</p>

Call to Order:

Chairman Pierre called the meeting to order at 12:04pm

Meeting Minutes: The minutes from the November 10, 2020 meeting were discussed. Board member Patterson Hazley made a motion to pass the minutes as presented, the motion was seconded by Board member King The motion passed by a vote of 4-0.

Public Comment: There were no public comments

Treasurer's Report: The Treasurer's report was held since Board member Bacchus was not present.

Workforce/Labor Roundtable:

Board member Patterson Hazley facilitated a roundtable discussion with workforce providers and labor union leaders. Roundtable participants included; Clyde McQueen, Mike Bell, Pat Jones Macklin, Reggie Thomson.

The Roundtable conversation included a discussion on prevailing wage and the need for more projects utilizing prevailing wage.

Additionally, labor unions discussed the need to help diversify the trades and that the implementation of pre-apprenticeship programs could be effect ways to accomplish this.

Further discussion included issues surrounding transportation access and drug testing challenges for some seeking employment. It was stated by Mr. McQueen that the best models for apprenticeship allow participants to be paid during their training or schooling. Other issues that need to be addressed include worksites near where people live, access to childcare, pay for training and retaining people on jobs after a project ends.

Entrance exams are a barrier which prevents some people from gaining access to the trades. Dion Lewis with HRD stated he believed this was a good conversation that needs to continue and believes there are others that should be a part of this conversation. Jerry Helmick also with HRD discussed how they watch job sites to ensure adequate minority representation on jobs.

Board Member Richardson stated this shows what work needs to be addressed in the future by the CCED.

Treasurer's Report: Eric Clevenger of the City Finance Department provided an update of the budget. Mr. Clevenger stated that \$624,000 in revenue had been generated and \$9,000 expended in salary and wages. Payments for the COVID Relief Small Business Fund has been made to LISC and that \$4,000 was paid to Dean & Dunn and \$36,000 to HLDC the past month. The report was given for informational purposes and no vote was taken.

Previous Round Update: Shonrice Patillo provided an update on the status of projects from Rounds 1 and 2. Ms. Patillo stated that two projects would be heard by the Special Committee on Housing to approve their funding agreements. Chairman Pierre asked about the timeline for Palestine Gardens. Ms. Patillo indicated she believed that would be done within the next 30

days and reiterated that KCATA is the acquisition partner. Mr. Pierre also asked for an update on the Urban America projects. Jeff Williams with the City Planning Department stated his Department has continued to reach out to the developers with the same response as before and stated that the project is out of the hand of the CCED Board and lies with Council. Mr. Pierre and Dr. Patterson Hazley asked that the Department make sure the Council is updated on this with Dr. Patterson Hazley further stating that following a conversation with Councilman Barnes he is not ready to pull the plug on the projects yet.

Ms. Patillo further stated that LISC has received their funds for the Small Business Fund and that CCF should be receiving their funds for the Resident Relief Fund within the next week. Geoff Jolley with LISC provided a further update stating that they received over 170 applications with 73 being eligible to receive funding. These businesses will be notified within a week if they will be awarded a grant. 90% of the businesses were Black lead, 50/50% male vs. female lead. Dr. King asked how many employees were represented by these businesses, Mr. Jolley stated he would have to follow up with that answer. Dr. King asked what the next steps would be with Mr. Jolley stating emails will be sent letting businesses know they have been awarded a grant and after final documents reviewed the funds will be deposited in the businesses accounts. The average grant is about \$5,000.

Action/Implementation Plan: This item was held

Administrative Services RFP: Ms. Richardson had questions about the CCED budget and salaries of other similar executive director positions by the City so the Board can know what to set aside. Mr. Pierre indicated he believed this will be based on what proposals submit. Dr. King stated she has concerns about this, not knowing what the budget may be. Ms. Richardson further stated the need for the Board to be fiscally responsible as we are still dealing with COVID and that even if the Board does not make a desired budget number publicly known they should have one in mind.

Discussion was had about proposed edits by Dr. King on the draft provided by Cheryl Harrison Lee. Ms. Chandler also said she has some questions about who will officially release the RFP. DJ Stated the City Manager will help with the drafting and Katie indicated she would speak with the Manager's Office on how to get it out the door.

Dr. Patterson made a motion to pass the RFP with the edits of Dr King included. Ms. Richardson seconded the motion. The motion passed 4-0.

Land Bank/ Homestead Authority: John Wood showed a map of properties owned by the Land Bank and Homestead Authority within the boundaries of the CCED. Of those lots, 75% are vacant, with no buildings on them. Mr. Wood also discussed an initiative by the City in partnership with the following neighborhoods to develop on some of these lots: Washington Wheatley, Wendell Phillips and Key Coalition.

It was stated there is an opportunity to leverage CCED and other City funds to get these lots developed in a targeted manner.

It was asked how much does it cost on average to build a new home in these areas. Mr. Wood stated that they have plans for 3 bedroom 1,500 s.f. homes to be built on slab that would cost about \$240,000.

Dr. Patterson Hazley asked what other resources does the City have that could be leveraged with CCED funds, Mr. Wood responded with CDBG and HOME funds. Dr. Patterson also asked how can they keep cost down to prevent gentrification. Mr. Wood stated the philanthropic community could be engaged as a partner to assist with that.

Other Business: Mr. Pierre asked Ms. Chandler about the resolution drafted for the 12th Street Heritage project. Ms. Chandler indicated substitute language is being looked at.

Adjourn: The meeting adjourned following a motion by Dr. Patterson Hazley and was seconded by Dr. King. The motion passed by a vote of 4-0. The meeting adjourned at 1:57pm.

Central City Economic Development Sales Tax Fund #2200
Comparison of Revenues, Expenditures
and Change in Fund Balance
As of December 31, 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
<i>Reserve for Encumbrances</i>	-	-	-	\$ 401,273	\$ 401,273	\$ 401,273
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	6,206,471	6,206,471
Miscellaneous Income	76,571	6,028			56,142	56,142
Total Revenues	\$10,589,873	\$10,726,416	10,950,000	9,855,000	6,262,613	6,262,613
Expenses						
Wages	\$ 7,099	\$ 49,492	59,805	59,805	59,805	41,360
Benefits-Insurance-Health-FICA	710	13,984	20,860	20,860	20,860	13,119
Pension	1,065	6,396	8,453	8,453	8,453	6,651
Employee charged-in					-	5,004
Salary and Wages Subtotal	8,874	69,872	89,118	89,118	89,118	66,134
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	200,000	
CELT (Round 3 Recommendation)				282,354	282,354	
Parade Park Homes (Round 3 Recommendation) ³				905,000		
One Nine Vine (Round 3 Recommendation)				3,960,000	3,960,000	
Jazz Hill Homes (Round 3 Recommendation)				2,000,000	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:	-	-	-	11,957,354	11,052,354	-
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	24,886,268	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	25,355,707	2,676,264
Surplus (Deficit)	\$10,580,941	\$5,650,460		(16,405,707)	(19,093,094)	3,586,349
Total Ending Fund Balance	\$14,729,572	\$20,380,032	\$ 12,865,044	\$ 3,974,325	\$1,286,938	23,966,380
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	\$ (355,562)	\$ 22,323,880

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. Ordinance is pending before the City's Special Committee on Housing Policy

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. Foundation and retaining walls have been installed. Metal frames and wood interior walls are currently being constructed.
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%		Construction for the 2nd part of the project will commence early Spring. The project experienced delays due to COVID outbreaks at the manufacturer.
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 January 2021.
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.
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

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.

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.
12/2020	Environmental review published for public comment period.

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 completing pre development activities and the terms of the 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. The developer estimates a late 4th quarter 2021 construction start on the first phase of the development.
	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 a settlement agreement have been negotiated with the Department of Justice. A signoff and removal of the lien should be received on January 15, 2021.
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%		Developer provided comments on the Funding Agreement. Legal staff is reviewing the comments.
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 approved by city council. Project goals will be presented at the January 2021 FICB. LIHTC included on project; hence closing must occur simultaneously with MHDC - approximately January/February 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 approved by the City Council. LIHTC included on project; hence closing must occur simultaneously with MHDC - approximately January/February 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 is currently being negotiated.
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.

12/2020

City Council approved ordinance to enter into a funding agreement.

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.
12/2020	City Council approved ordinance to enter into a funding agreement.

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.
12/2020	City staff discussed letter of intent between Palestine and KCATA with the KCATA Development Team.
12/2020	Development team's attorney provided draft of funding agreement to city staff.
1/2021	City staff, development team and KCATA convened meeting to discuss draft of funding agreement and budget.

CCED Projects - Round 3 (December)

FA	Project	Summary	CCED Budget	Project Budget	Leveraged Funds	LTV	Infrastructure
	One Nine Vine	Mixed-Use new construction including 80 apartments (30 one bedroom, 50 two bedroom, 14 affordable) and 138 space above ground parking garage	\$3,960,000	\$18,133,565	\$14,173,565	21.84%	
	Conrad Wright Media Building	Rehabilitation of existing building for mixed-use office space and two affordable apartments	\$200,000	\$600,000	\$400,000	33.33%	
	38th Street Studio	Rehabilitation of existing building located at 3841 Agnes for office space and 5 affordable apartments	\$282,354	\$641,714	\$359,360	44.00%	
x	The Overlook District	Site infrastructure for future 11 acre office / mixed-use development	\$5,000,000	\$6,264,030	\$1,264,030	79.82%	\$5,000,000
	Parade Park Homes	Infrastructure/demolition for new construction of 100 multi-family affordable senior apartment units	\$905,000	\$3,244,533	\$2,339,533	27.89%	\$905,000
	Jazz Hill Apartments	Multi-Family rehabilitation of Jazz Hill Apartments - 197 affordable units	\$3,974,296	\$21,471,336	\$17,497,040	18.51%	\$40,000
	Santa Fe Homes	Home rehabilitation program for homeowners in the Santa Fe Neighborhood (\$50,000 maximum loan per home)	\$610,000	\$1,395,000	\$785,000	43.73%	\$40,000
	Total		\$14,931,650			28.37%	
	Public Infrastructure/ Site Development Preparation - 20%		\$2,986,330				
	Public Infrastructure/ Site Development Preparation - Actual		\$5,945,000				\$5,945,000

CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX BOARD

Resolution No. 2021-1

Recommending the City Council direct the City Manager to issue a RFP seeking a program administrator to assist the Central City Economic Development Sales Tax Board with implementation of economic development programs.

WHEREAS, the Central City Economic Development Sales Tax Board (the "Board"), pursuant to Section 67.1305, RSMo and 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, the Board currently receives administrative and other support from various City departments, including Neighborhood and Housing Services and Law, as well as two consulting firms under contract with the City; and

WHEREAS, the Board wishes to explore options to receive administrative and other support services from a person or entity outside of City departments; and

WHEREAS, Section 67.1305, RSMo, prohibits the Board from maintaining its own operating budget; and

WHEREAS, the Board recognizes the engagement of any such outside services must be conducted by the City; NOW THEREFORE,

BE IT RESOLVED BY THE BOARD OF DIRECTORS:

Section 1. That the Board recommends the City Council direct the City Manager to issue a Request for Proposals in substantial form as attached hereto for a program administrator to assist the Central City Economic Development Sales Tax Board with implementation of economic development programs.

Duvel "DJ" Pierre
Chairperson

Date of Adoption