



CITY OF
KANSAS CITY,
MISSOURI



Agenda

Tuesday, May 11, 2021
12:00 pm – 2:00 pm

Zoom Meeting: <https://zoom.us/j/94196295826>

Meeting ID: 941 9629 5826
Phone: (646) 558-8656 Passcode: 94196295826#

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- A. Call to Order
 - B. Approval of Minutes
 - o April 13, 2021
 - C. Public Comment
 - D. Treasurer's Report
 - E. Previous Rounds Project Updates
 - F. Administrative Services RFP Update
 - G. Housing & Community Development Department Update
 - H. Neighborhood Preservation RFP
 - I. Other Business
 - J. 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 April 14, 2021 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	Cheryl Harrison Lee, HLDC Consulting
City of KCMO Staff Present	Shontrice Patillo, Neighborhoods and Housing Services Department Jennifer Tidwell, Neighborhoods and Housing Services Department Katie Chandler, Law Department Eric Clevenger, Finance Department Maurice Glover, Mayor’s Office
Community Members	Mark Irvin Julia Fredenburg Colleen Hernandez Robert Farmer Michael Carmona

Call to Order:

Chairman Pierre called the meeting to order at 12:12.

Meeting Minutes: The minutes from the March 9, 2021 meeting were discussed. Board member Bacchus made a motion to pass the minutes as presented, and Board member Hazley seconded the motion. The motion passed by a vote of 4-0.

Public Comment: Ms. Pattie Mansur, Board Member for the Kansas City Public Schools welcomed the Central City Economic Development Sales Tax Board to the Kansas City Public Schools Board of Education Headquarters.

Community member Mark Irving inquired about the date of the next Request for Proposals (RFP). Chair Pierre responded the Board instructed the consultant to prepare a RFP; however the consultants contract expired. Work to prepare the RFP will resume upon approval of the consultant’s contract by the City Council.

Treasurer’s Report: Mr. Bacchus presented the Treasurer’s report in conjunction with Eric Clevenger of the City Finance Department. There were no questions from Board members about the report as presented. Ms Hazley moved to accept the report as presented. Ms. Richardson seconded the motion. The motion passed by a vote of 5-0.

Previous Round Update: Shontrice Patillo provided an update on the status of projects from Rounds One and Two. Ms. Patillo stated that all Round I projects had completed funding agreements. For Round Two projects, the Urban Neighborhood Initiative has entered into a Funding Agreement. Staff is diligently working to meet with development teams to negotiate the agreements. Ms. Patillo reported pursuant to Committee Substitute for Resolution 201071 providing 90 days to enter into a funding agreement for projects less than \$500,000 the 38th Street Studios and the Conrad Media Building has a target date of March 2021. Ms. Patillo further reported Wright communicated a closing date of July 2021 and the 38th Street Studios communicated a closing date in May 2021.

Chair Pierre asked if there was a set date for the Environmental Review for Prospect Summit. Ms. Patillo responded there is no set date, but the review could take up to 90 days.

COVID 19 Relief Programs Update: Mike Carmona of Community Capital Fund provided an update on the Essential Services Fund. Mr. Carmona stated that funding has been approved for 106 households totaling grants in the amount of \$218,000.54. A total of 245 applications had been processed for review with an additional 59 new applications received. Three neighborhood groups: Santa Fe, Independence Plaza and Blue Hills Neighborhoods applied for Community Stabilization Funds.

Administrative Services RFP: Ms. Chandler of the City Law Department conveyed the Procurement Division was working to get the information to the HRD Department to determine project goals.

Consultant Contract: Jennifer Tidwell of the Neighborhood Housing Services communicated she has been working with Cheryl Harrison Lee on revising the scope of work to present to the council. The ordinance will be heard in committee next Wednesday.

Other Business: Board Member Richardson informed the board that Kansas City is one of four cities being studied by graduate students from Harvard University working in partnership with Living Cities Foundations to provide solutions to Affordable Housing. Board member Richardson offered to invite the students to present to the board at an upcoming meeting.

Adjourn: The meeting adjourned following a motion by Mr. Bacchus which was seconded by Ms. King. The motion passed by a vote of 5-0. The meeting adjourned at 12:50pm.

Central City Economic Development Sales Tax Fund #2200
Comparison of Revenues, Expenditures
and Change in Fund Balance
As of April 30, 2021 - Pre-Close FYE Draft

	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	Adopted FY 2021-22
Beginning Fund Balance	\$ 4,148,631	\$ 14,729,572	\$12,865,044	\$ 19,978,759	\$ 19,978,759	\$ 19,978,759	#N/A
<i>Reserve for Encumbrances</i>	-	-	-	401,273	401,273	401,273	#N/A
Total Fund Balance	4,148,631	14,729,572	12,865,044	20,380,031	20,380,031	20,380,031	#N/A
Revenues							
Sales Tax ³	10,513,302	10,720,388	10,950,000	9,526,500	9,353,764	9,353,764	9,855,000
Miscellaneous Income	76,571	6,028			57,357	57,357	56,000
Total Revenues	\$10,589,873	\$10,726,416	10,950,000	9,526,500	9,411,121	9,411,121	9,911,000
Expenses							
Wages	\$ 7,099	\$ 49,492	59,805	59,805	67,888	61,488	59,808
Benefits-Insurance-Health-FICA	710	13,984	20,860	20,860	20,860	19,640	22,090
Pension	1,065	6,396	8,453	8,453	8,453	9,986	9,763
Employee charged-in					-	6,087	-
Salary and Wages Subtotal	8,874	69,872	89,118	89,118	97,201	97,201	91,661
Training/Meeting Exp.		2,408				1,138	
Catering/Food	58	303					
Printing / Office Supplies/Advertisements		533	20,000	20,000	20,000	273	500
Computer and Information Systems			-	30,000	30,000	-	
Meeting and Other Related Expenses Subtotal	58	3,244	20,000	50,000	50,000	1,411	500
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	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	1,354,791	-
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)				905,000	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	11,957,354	-	-
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	287,492	
Emanuel Family & Child Development (Supplemental Funding)		-	-	500,000	500,000	500,000	
Supplemental Funding Subtotal:	-	-	-	787,492	787,492	787,492	-
Projects Recommended for Funding Subtotal	-	4,741,934	-	25,791,268	25,791,268	3,500,136	
Dean & Dunn Consultant Services (2nd Year)		101,520		150,600	150,600	150,600	
Harrison-Lee Consultant Services (2nd Year)		159,386		543,721	543,721	179,721	
Consulting Services Subtotal	-	260,906	-	694,321	694,321	330,321	-
Contractual Services			10,840,882				9,271,091
Total Expenses	8,932	5,075,956	10,950,000	26,624,707	26,632,790	3,929,069	9,363,252
Surplus (Deficit)	10,580,941	5,650,460	-	(17,098,207)	(17,221,669)	5,482,052	547,748
Total Ending Fund Balance	14,729,572	20,380,031	12,865,044	3,281,825	3,158,363	25,862,083	#N/A

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. The reduction in Sales Tax collections was increased by 3% (10% to 13%), an additional reduction of \$328,500, in January 2021. The fund balance contingency was reduced by 3% (15% to 12%), a fund balance increase of \$328,500, in January 2021. The basis for these modifications is the adopted revenue budget.

CCED Project Updates - Round 1 (April 2021)

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%		The exterior of the building has been closed. Construction has commenced on the interior of the building.
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 following approval of transparency requirements for fence by the Board of Zoning Adjustment.
x	Ivanhoe Neighborhood Council	Senior Cottages at 39th Street	\$1,221,332	\$2,174,632	\$953,300	56.16%		Funding Agreement complete.
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 has identified initial homes to be rehabbed.
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					

CCED Project Updates - Round 2 (April 2021)

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%		The City, Urban America and development team hold bi-weekly meetings to advance the project forward. CCED Funds will be applied to Phase 1 - the housing project. UA will provide budget to assign minority goals.
	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 is securing financing for the project after which they begin the process of engaging the architect and engineers to begin the stabilize the Castle and retaining wall. Design of the single family units will follow.
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 negotiated.
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	Funding Agreement Complete
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 Agreement has been drafted. LIHTC included on project; hence closing must occur simultaneously with MHDC. Project includes Project Based Section 8 requiring environmental assessments prior to closing.
x	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 Complete

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. Project approved by PIEA 3/5/21.
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	Terms of the Funding Agreement and Development Agreement have been finalized. Ordinance to approve the agreement on the council docket for approval.
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					

CCED Projects - Round 3 (April 2021)

FA	Project	Summary	CCED Budget	Project Budget	Leveraged Funds	LTV	Infrastructure	Developers Target	Council Target Date
	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%		6/2021	6/2021
	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%		7/2021	3/2021
	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%		4/2021	3/2021
	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	-	6/2021
	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	-	7/2021
	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	5/2021	6/2021
	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	-	6/2021
	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	\$177,330	

CCED SMALL BUSINESS STABILIZATION FUND

**Providing Access to Capital for Businesses in Kansas City's
Central City Economic Development Sales Tax District**

Summary Report, May 4, 2021

Eligibility: Small Kansas City businesses located within the CCED (or owner's residence located within CCED) with annual revenue less than or equal to \$750,000, with 20 employees or less

Round 1: Applications accepted November 17-20, 2020
155 valid applicants (166 total - 14 duplicates + 3 who had technical issues)
- 91 ineligible (75 outside CCED, 12 non-profit / 501c3, 4 with duplicate ownership)
64 eligible applicants per application info.

Verification: **54 businesses ultimately awarded grants following Round 1 verification process**
10 businesses never submitted verification docs. (city business license/tax/location info.)
2 businesses are still in the disbursement process (awaiting W-9 or ACH payment info.)

Grant Amounts	Min. Revenue	Max. Revenue	# of Grants (Expected)	# of Grants (Approved)	Grant \$ Approved	# of Grants (Disbursed)	Grant \$ Disbursed
\$ 2,500	\$ -	\$ 50,000	41	28	\$70,000	26	\$65,000
\$ 5,000	\$ 50,001	\$ 200,000	20	11	\$55,000	11	\$55,000
\$ 7,500	\$200,000	\$ 500,000	13	10	\$75,000	10	\$75,000
\$ 10,000	\$500,001	\$ 750,000	15	5	\$50,000	5	\$50,000
Totals			89	54	\$250,000	52	\$245,000

Demographics: Of the 54 businesses approved, 93% are black-led and 54% are women-led.
Of the 52 disbursed to date, 88% are black-led and 54% are women-led.

Round 2: Applications accepted on a rolling basis starting March 15, 2021, until funds expended
29 valid applicants (33 submitted applications - 4 duplicates, as of May 4, 2021)
- 21 ineligible (outside CCED)
8 eligible applicants per application info. (5 in process, 3 need to submit verification docs.)

Grant Amounts	Min. Revenue	Max. Revenue	# of Grants (Expected)	# of Grants (Preliminary)	Grant \$ Committed (Preliminary)	Grant \$ Remaining
\$ 2,500	\$ -	\$ 50,000	13	6	\$15,000	\$17,500
\$ 5,000	\$ 50,001	\$ 200,000	9	0	\$0	\$45,000
\$ 7,500	\$200,000	\$ 500,000	3	2	\$15,000	\$7,500
\$ 10,000	\$500,001	\$ 750,000	10	0	\$0	\$100,000
Totals			35	8	\$30,000	\$170,000

Demographics: Of the 8 eligible applicants, 87.5% are black-led and 50% are women-led.
(Of the applicants outside the CCED area, 66.7% are black-led and 50% are women-led.)