



CITY OF
KANSAS CITY,
MISSOURI



Agenda

Tuesday, June 8, 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#

1. Call to Order
2. Approval of Minutes - May 11, 2021
3. Public Comment
4. Treasurer's Report
5. Previous Rounds Project Updates
6. Round 4 RFP
7. Administrative Services RFP Update
8. City Wide Incentives - Economic Development Corporation
9. Other Business
10. 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 May 11, 2021 Board Meeting

<p>Board Members Present</p>	<p>Duval “DJ” Pierre, Chairman Melissa Patterson Hazley, Vice Chairwoman Kenneth Bacchus, Treasurer Makini King, Board Member Nia Richardson, Board Member</p>
<p>Consultants Present</p>	<p>Cheryl Harrison Lee, HLDC Consulting</p>
<p>City of KCMO Staff Present</p>	<p>Shontrice Patillo, Neighborhoods & Housing Services Department Jennifer Tidwell, Neighborhoods & Housing Services Department Katie Chandler, Law Department Eric Clevenger, Finance Department Maurice Glover, Mayor’s Office Keema McCoy, City Council Office Chase Johnson, City Planning Department Tamela Handie, Human Relations Department Dion Lewis, Human Relations Department Angela Eley, City Planning Department</p>
<p>Community Members Present</p>	<p>Pat Jordan Deborah Mann Jerry McEvoy Phyllis Hardwick Kelvin Simmons Riccardo Lucas Geoff Jolley Julia Fredenburg Colleen Hernandez Robert Farmer Michael Carmona Steff Hedenkamp Colette Black Terrell Jolly</p>

Call to Order:

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

Meeting Minutes: Board Member Hazley made a motion to approve the minutes from the April 14, 2021 board meeting. Board Member Richardson seconded the motion. The motion passed with a vote of 5-0.

Public Comment: Community member Kelvin Simmons raised concerns about the significant escalation in cost of construction material driving the increase in project cost. Chairman Pierre announced he met with Board Member Hazley and the City Manager, Brian Platt. During the meeting, the Chair discussed the increasing price of commodities and its effect on CCED projects.

Mr. Simmons also informed the board that developers have received IRS 1099 Forms relating to CCED grant awards. Eric Clevenger, Finance Department explained the IRS 1099 Forms are generated based on the structure of the entity. The form is published to provide information to the IRS. The form does not mean the award is taxable. Developers were instructed to contact Mr. Clevenger for any questions they may have regarding the IRS 1099 Form.

Treasurer's Report: Kenn 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. Mr Bacchus moved to accept the report. The motion was seconded by Ms. Hazley and passed with a vote of 5-0.

Previous Round Update: Shontrice Patillo provided an update on the status of projects from Rounds I and II. Ms. Patillo stated all Round I projects had completed funding agreements. Round II projects that have entered into a funding agreement include the Urban Neighborhood Initiative and Linwood Gardens. Ms. Patillo further reported staff is diligently working to meet with development teams to negotiate agreements. The ordinance approving the funding agreement with Palestine Gardens is on the council docket for approval. Ms. Patillo reported two projects – Conrad Wright Media Building and 38th Street Studios, pursuant to Committee Substitute for Resolution 201071 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. The 38th Street Studios project is on the docket for the May Fairness in Construction Board.

Ms. Patillo stated staff met with Round III development teams to discuss checklist items and requirements to enter into a funding agreement. Ms Hazley requested to provide a copy of the checklist to the board and post on the webpage.

COVID 19 Relief Programs Update: Michael Carmona of Community Capital Fund provided an update on the Essential Services Fund. Mr. Carmona stated funding has been approved for 108 households totaling grants in the amount of \$233,204.00. Approximately 40-50 families will be notified of award amounts by the end of May. Community Stabilization Funds will be disbursed to three neighborhood groups: Santa Fe, Independence Plaza and Blue Hills Neighborhoods.

Geoff Jolly of LISC Greater Kansas City provided an update on the Small Business Stabilization Fund.

Administrative Services RFP: Chairman Pierre and Ms. Hazley met with the City Manager. Mr. Platt was not aware of the Administrative Services RFP. Ms. Chandler of the City Law Department reported she informed the Manager on the passing of the resolution at which time the manger directed Katie to work with the Procurement Division to publish the RFP.

Ms. Patillo reported the Manager of Procurement, Keely Golden published the RFP on April 20, 2021 with a closing date of May 12, 2021. Board member Richardson requested to have staff send a press release including a link to the RFP to local news publications and the board.

Consultant Contract: Jennifer Tidwell of the Neighborhood Housing Services communicated she has been working with General Services to update the scope of work and issue the contract amendment for signature.

Housing & Community Development Department Update: Ms. Tidwell also indicated Council approved an ordinance to create a new Housing and Community Development effective June 1st. The new department will include Rental Advocacy, Houseless and creation of a Housing Trust Fund. Board Member Hazley requested clarity on the organizational structure supporting the CCED program.

Other Business: Board Member Hazley displayed the boards adopted CCED Project Modification Policy for anyone considering submitting a request for CCED modifications.

Adjourn: The meeting adjourned at 1:06pm following a motion by Ms. Hazley and seconded by Ms. Richardson. The motion passed by a vote of 5-0.

Central City Economic Development Sales Tax Fund #2200
Comparison of Revenues, Expenditures
and Change in Fund Balance
As of April 30, 2021 - June 1, 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
Beginning Fund Balance	\$ 4,148,631	\$ 14,729,572	\$12,865,044	\$ 16,869,822	\$ 16,869,822	\$ 16,869,822
Reserve for Encumbrances	-	-	-	3,510,209	3,510,209	3,510,209
Total Fund Balance	4,148,631	14,729,572	12,865,044	20,380,031	20,380,031	20,380,031
Revenues						
Sales Tax ³	10,513,302	10,720,388	10,950,000	9,526,500	9,353,764	9,353,764
Miscellaneous Income	76,571	6,028			61,488	61,488
Total Revenues	\$10,589,873	\$10,726,416	10,950,000	9,526,500	9,415,253	9,415,253
Expenses						
Wages	\$ 7,099	\$ 49,492	59,805	59,805	59,805	61,488
Benefits-Insurance-Health-FICA	710	13,984	20,860	20,860	20,860	19,640
Pension	1,065	6,396	8,453	8,453	8,453	9,986
Employee charged-in					9,685	7,689
Salary and Wages Subtotal	8,874	69,872	89,118	89,118	98,803	98,803
Training/Meeting Exp.		2,408				1,138
Catering/Food	58	303				
Printing / Office Supplies/Advertisements		533	20,000	20,000	1,411	273
Computer and Information Systems			-	30,000	-	
Meeting and Other Related Expenses Subtotal	58	3,244	20,000	50,000	1,411	1,411
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		
MACPEN Enterprise (Round 1)		1,000,000				
National Assoc of Construction Cooperatives (Round 1)				215,000		
Neighbors United (Round 1)				139,927	139,927	139,927
Round 1 Funding Subtotal:	-	4,741,934	-	1,288,767	139,927	139,927
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		
Oak Park Neighborhood Association (Round 2 Recommendation)				2,800,000	2,800,000	
Linwood Gardens (Round 2 Recommendation)				1,150,000		
Prospect Summit Duplexes (Round 2 Recommendation)				1,900,000	1,900,000	
Neighbors United Supplemental (Round 2 Recommendation)				107,853		
Round 2 Funding Subtotal:	-	-	-	10,691,631	9,183,778	-
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		
Emanuel Family & Child Development (Supplemental Funding)		-	-	500,000		
Supplemental Funding Subtotal:	-	-	-	787,492	-	-
Projects Recommended for Funding Subtotal	-	4,741,934	-	25,725,244	22,281,059	1,139,927
Dean & Dunn Consultant Services (2nd Year)		101,520		150,600	89,728	89,728
Harrison-Lee Consultant Services (2nd Year)		159,386		533,331	533,331	169,331
Consulting Services Subtotal	-	260,906	-	683,931	623,059	259,059
Contractual Services			10,840,882			
Total Expenses	8,932	5,075,956	10,950,000	26,548,293	23,004,331	1,499,200
Surplus (Deficit)	10,580,941	5,650,460	-	(17,021,793)	(13,589,079)	7,916,053
Total Ending Fund Balance	14,729,572	20,380,031	12,865,044	3,358,239	6,790,953	28,296,084

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 Projected Sales Tax collections were reduced by 13% due to the COVID19 pandemic.

Central City Economic Development Sales Tax Fund #2200
Comparison of Revenues, Expenditures
and Change in Fund Balance
As of May 31, 2021

	Actual FY 2018-19	Actual FY 2019-20	Pro-Forma Actual FY 2020-21	Adopted FY 2021-22	Projected Activity FY 2021-22	Activity to Date ¹ FY 2021-22	Actuals to Date ² FY 2021-22
Beginning Fund Balance	\$ 4,148,631	\$ 14,729,572	\$ 16,869,822	\$ 7,154,953	\$ 7,154,953	\$ 7,154,953	\$ 7,154,953
<i>Reserve for Encumbrances</i>	-	-	3,510,209	3,510,209	3,510,209	3,510,209	3,510,209
Total Fund Balance	4,148,631	14,729,572	20,380,031	10,665,162	10,665,162	10,665,162	10,665,162
Revenues							
Sales Tax ³	10,513,302	10,720,388	9,353,764	9,855,000	9,855,000	701,095	701,095
Miscellaneous Income	76,571	6,028	61,488	56,000	56,000		
Total Revenues	\$10,589,873	\$10,726,416	\$9,415,253	\$9,911,000	\$9,911,000	\$701,095	\$701,095
Expenses							
Wages	\$ 7,099	\$ 49,492	\$ 59,805	\$ 59,808	59,808	59,808	4,601
Benefits-Insurance-Health-FICA	710	13,984	20,860	22,090	22,090	22,090	1,816
Pension	1,065	6,396	8,453	9,763	9,763	9,763	854
Employee charged-in			9,685	-			
Salary and Wages Subtotal	8,874	69,872	98,803	91,661	91,661	91,661	7,270
Training/Meeting Exp.		2,408	-	-			
Catering/Food	58	303	-	-			
Printing / Office Supplies/Advertisements		533	1,411	500	500	500	
Computer and Information Systems			-	-			
Meeting and Other Related Expenses Subtotal	58	3,244	1,411	500	500	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)			139,927	-	66,024	66,024	66,024
Round 1 Funding Subtotal:	-	4,741,934	139,927	-	1,214,864	1,214,864	1,214,864
Urban America Southpointe, LLC (Round 2 Recommendation) - Roll to FY 2022			500,000	-			
Urban America – KC EVE, LLC (Round 2 Recommendation) - Roll to FY 2022			1,205,231	-			
KC Town Hall (Round 2 Recommendation) - Roll to FY 2022			490,539	-			
Palestine Economic Dev. Corp. (Round 2 Recommendation) - Roll to FY 2022			2,288,008	-			
Urban Neighborhood Initiative (Round 2 Recommendation)			-	-	250,000	250,000	250,000
Oak Park Neighborhood Association (Round 2 Recommendation) - Roll to FY 2022			2,800,000	-			
Linwood Gardens (Round 2 Recommendation)			-	-	1,150,000	1,150,000	1,150,000
Prospect Summit Duplexes (Round 2 Recommendation) - Roll to FY 2022			1,900,000	-			
Neighbors United Supplemental (Round 2 Recommendation)			-	-	107,853	107,853	107,853
Round 2 Funding Subtotal:	-	-	9,183,778	-	1,507,853	1,507,853	1,507,853
Conrad Wright Media Building (Round 3 Recommendation) - Roll to FY 2022			200,000	-			
CELT (Round 3 Recommendation) - Roll to FY 2022			282,354	-			
Parade Park Homes (Round 3 Recommendation) - Roll to FY 2022			905,000	-			
One Nine Vine (Round 3 Recommendation) - Roll to FY 2022			3,960,000	-			
Jazz Hill Homes (Round 3 Recommendation) - Roll to FY 2022			2,000,000	-	1,974,296	1,974,296	
The Overlook (Round 3 Recommendation) - Roll to FY 2022			4,000,000	-	1,000,000	1,000,000	
Santa Fe (Round 3 Recommendation) - Roll to FY 2022			610,000	-			
Round 3 Funding Subtotal:	-	-	11,957,354	-	2,974,296	2,974,296	-
Small Business Stabilization (Covid-19 Recommendation)			500,000	-			
Essential Services Program (Covid-19 Recommendation)			500,000	-			
Covid-19 Funding Subtotal:	-	-	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	22,281,059	-	6,484,505	6,484,505	3,510,209
Dean & Dunn Consultant Services (2nd Year)		101,520	89,728	-			
Harrison-Lee Consultant Services (2nd Year) - \$364,000 rolled from FY 21 to FY 22		159,386	169,331	-	364,000	364,000	
Consulting Services Subtotal	-	260,906	259,059	-	364,000	364,000	-
Contractual Services				9,271,091	6,296,795		
Total Expenses	8,932	5,075,956	22,640,331	9,363,252	13,237,461	6,940,666	3,517,479
Surplus (Deficit)	10,580,941	5,650,460	(13,225,079)	547,748	(3,326,461)	(6,239,571)	(2,816,384)
Total Ending Fund Balance	14,729,572	20,380,031	7,154,953	11,212,909	7,338,701	4,425,591	7,848,778

Footnotes:

1. Reflects actual FY 22 collected revenues and city appropriations within the city's financial system.
2. Reflects actual FY 22 collected revenues, expenditures and encumbrances in the city's financial system.

CCED Project Updates - Round 1 (May 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 3rd - 4th Quarter 2021
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 (May 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 but not executed.
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. PIEA has initiated a condemnation process to provide clear title and liens on acquired properties 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 has been working through rezoning, PIEA revenue bonds and tax abatement, clear title liens and checklist items from MHDC, syndicator and CCED.
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	Ordinance to approve funding agreement approved by council.
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 (May 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%		6/2021	3/2021
	The Overlook District	Site infrastructure for future 11 acre office / mixed-use development	\$5,000,000	\$23,283,520	\$18,283,520	21.47%	\$5,000,000	6/2021	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	11/2021	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	6/2021	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%		6/2021	6/2021
	Total		\$14,931,650			30.11%			
	Public Infrastructure/ Site Development Preparation - 20%		\$2,986,330						
	Public Infrastructure/ Site Development Preparation - Actual		\$5,945,000				\$5,945,000		