



CENTRAL CITY ECONOMIC DEVELOPMENT *Sales Tax*

Tuesday, December 14, 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. Public Comment
3. Approval of Minutes
 - November 9, 2021
4. Treasurer's Report
5. Marketing & Communications Update
6. Round IV RFP
7. Consultants Report
8. Administrative Services Update
9. Previous Rounds Update
10. Other Business
11. 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.
12. Adjourn

Any person with a disability desiring reasonable accommodation to attend this meeting should contact the City's 311 Action Center.

Central City Economic Development Sales Tax Board Meeting
 Minutes from November 9, 2021 Board Meeting

Board Members Present	DJ Pierre, Chair Melissa Patterson Hazley, Vice Chair Kenneth Bacchus, Treasurer Makini King, Board Member Nia Richardson, Board Member
Consultants Present	Cheryl Harrison Lee, HLDC Consulting Lelia Allen, HLDC Consulting
City of KCMO Staff Present	Shontrice Patillo, Housing and Community Development Department Jennifer Tidwell, Housing and Community Development Department Katie Chandler, Law Department Eric Clevenger, Finance Department Joseph Guarino, Law Department Melissa Kozakiewicz, City Manager's Office
Community Members Present	Allison Bergman, Hardwick Law Firm Shalaunda Holmes, UNI Inc Mark Irvin, KC MASS Services G.G. Owens, NACCC Shalanda Smith, Community Outreach Partners for Empowerment Kevin Hardy, Kansas City Star Velia Calcara, Community Capital Fund

Call to Order:

Chairman Pierre called the meeting to order at 12:06pm.

Public Comment: There were no comments from the public.

Approval of Minutes: Board Member Bacchus moved to approve the minutes and Board Member King seconded the motion.

Treasurer's Report: Mr. Bacchus reported six months into the budget year, the sales tax revenue has collected over \$5 million. The revenues will exceed the budget projections. Eric Clevenger participated in the presentation of the Treasurer's Report. Mr Bacchus moved to accept the report. The motion was seconded by Ms. King. The motion passed with a vote of 4-0.

Marketing & Communications: City Communications were not available for a presentation.

Project Modifications: Katie Chandler discussed an email submitted to the board suggesting changes to the Project Modification Policy by inserting the following below the bullet points:

"Applications exceeding thresholds may not be considered an amendment or modification"

Mr Bacchus moved to accept the modification. The motion was seconded by Ms. King. The motion passed with a vote of 4-0.

Round IV RFP: Chair Pierre informed the board the Round IV RFP has not been published. Staff along with the consultant are making final edits to the draft. Melissa Kozakiewicz, City Manager's Office suggested transitioning to a fully digital application process.

Administrative Services RFP

Mr. Bacchus offered to lead a special committee to work with HLDC to finalize the budget and staffing pattern for administrative services.

Prevailing Wage: Vice Chair Hazley indicated smaller projects (in dollar amounts) would benefit from prevailing wage exemptions. The Vice Chair suggested either the projects (proposer) or board should address the council to waive prevailing wage requirements individually.

38th Street Studio Project Modification

Ms. King made the motion to amend the third bullet point of the Project Modification Policy to reflect "*an increase of not more than 10% not to exceed \$150,000 of the projects total cost*". Vice Chair Hazley seconded the motion. The motion passed by a vote of 5-0.

Mr. Bacchus made a recommendation to approve a request for modification for 38th Street Studio in the amount of \$140,000 in supplemental funding". Ms. King seconded the motion. It passed with a vote of 4-0. Ms. Hazley abstained.

Gigi Owens, board member of NACCC reported the organization met with the Landbank and Homesteading Authority to acquire properties. The Landbank board advised NACCC to work directly with Jennifer Tidwell to identify properties.

Other Business: Mr Bacchus inquired about the status on the internal administrative position and suggested the Director of Housing and Community Development communicate the final candidates to the board.

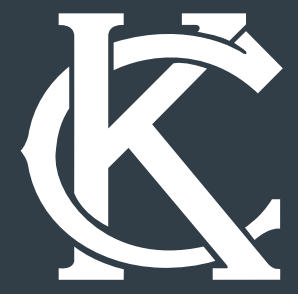
Adjourn: The meeting adjourned at 1:21 pm following a motion by Chair Pierre. Ms. Richardson and seconded by Ms. Richardson. The motion passed by a vote of 4-0.

Central City Economic Development Sales Tax Fund #2200
Comparison of Revenues, Expenditures
and Change in Fund Balance
As of November 30, 2021

	Actual FY 2019-20	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	\$ 14,729,572	\$ 19,978,759	\$ 3,276,611	\$ 24,781,743	\$ 24,781,743	\$ 24,781,743
Reserve for Encumbrances	-	401,273	-	3,510,209	3,510,209	3,510,209
Rollforward of encumbrances to FY 2022	-	(3,510,209)	-	-	-	-
Total Fund Balance	14,729,572	16,869,822	3,276,611	28,291,953	28,291,953	28,291,953
Revenues						
Sales Tax	10,720,388	9,353,764	9,855,000	9,855,000	6,481,607	6,481,607
Miscellaneous Income	6,028	57,357	56,000	56,000	2,024	2,024
Total Revenues	\$10,726,416	\$9,411,121	\$9,911,000	\$9,911,000	\$6,483,631	\$6,483,631
Expenses						
Wages	49,492	61,488	59,808	59,808	59,808	34,505
Benefits-Insurance-Health-FICA	13,984	19,640	22,090	22,021	22,021	12,846
Pension	6,396	9,986	9,763	9,832	9,832	6,695
Employee charged-in	-	7,689	-	-	-	544
Salary and Wages Subtotal	69,872	98,803	91,661	91,661	91,661	54,590
Training/Meeting Exp.	2,408	1,138	-	-	-	-
Catering/Food	303	-	-	-	-	-
Printing / Office Supplies/Advertisements	533	273	500	500	500	367
Meeting and Other Related Expenses Subtotal	3,244	1,411	500	500	500	367
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)	-	-	-	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	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	2,800,000
Linwood Gardens (Round 2 Recommendation)	-	-	-	1,150,000	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	6,595,861
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)	-	-	-	3,974,296	3,974,296	3,974,296
The Overlook (Round 3 Recommendation)	-	-	-	5,000,000	5,000,000	5,000,000
Santa Fe (Round 3 Recommendation)	-	-	-	610,000	610,000	610,000
Round 3 Funding Subtotal:	-	-	-	14,931,650	14,931,650	9,584,296
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	1,139,927	-	27,625,637	27,625,637	18,182,513
Dean & Dunn Consultant Services (2nd Year)	101,520	89,728	-	-	-	-
Harrison-Lee Consultant Services (2nd Year)	159,386	169,331	-	364,000	364,000	364,000
Consulting Services Subtotal	260,906	259,059	-	364,000	364,000	364,000
Contractual Services	-	-	9,271,091	9,271,091	9,271,091	-
Total Expenditures	5,075,956	1,499,199	9,363,252	37,352,889	37,352,889	18,601,470
Surplus (Deficit)	5,650,460	7,911,922	547,748	(27,441,889)	(30,869,259)	(12,117,840)
Total Ending Fund Balance	\$ 20,380,031	\$ 24,781,743	\$ 3,824,359	\$ 850,063	\$ (2,577,306)	\$ 16,174,113

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.



CITY OF
KANSAS CITY,
MISSOURI

Central City Economic Development Sales Tax District

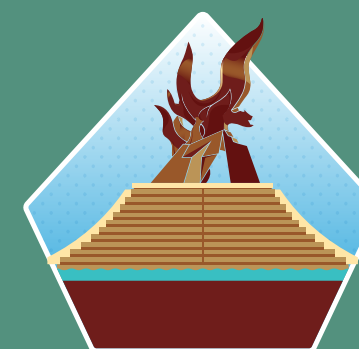
logo update 3

CITY COMMUNICATIONS

Previous Version



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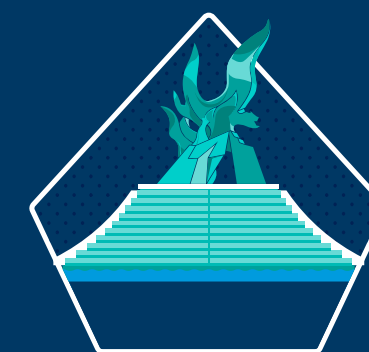
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CCED Project Updates - Round 1 (December 2021)

FA	Project	Summary	CCED Budget	Project Budget	Leveraged Funds	LTV	Infrastruc.	Mod	
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%			Project Complete
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%			Amendment to Funding Agreement to advance funds completed by 12/31/21
x	Ivanhoe Neighborhood Council	Senior Cottages at 39th Street	\$1,221,332	\$2,174,632	\$953,300	56.16%			Construction Commenced. Amendment to Funding Agreement to advance funds completed by 12/31/21
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 will need to make application from the LandBank on identified homes to be rehabbed.
x	Neighborhoods United	Rehabilitation of Homes for Disabled Veterans	\$313,804	\$627,608	\$313,804	50.00%			Construction complete. Conducting final inspection of properties
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 (December 2021)

FA	Project	Summary	CCED Funds	Project Budget	Leveraged Funds	LTV	Mod	Infrastruc.	
D	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%			Funding Agreement Complete. Cost estimates needed to advance funds
	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%			Contract negotiations ongoing
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. Insurance binder provided. Awaiting checklist documents, insurance and signed funding agreement.
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	Amendment to Funding Agreement to advance funds completed by 12/31/21
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%			Funding Agreement Complete
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	Amendment to Funding Agreement to advance funds completed by 12/31/21

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%	x	\$1,010,002	The Funding and Loan Agreements drafted.. 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	Project commenced
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 (December 2021)

FA	Project	Summary	CCED Funds	Project Budget	Leveraged Funds	LTV	Mod	Infrastruc.	
D	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%			Funding & Disp Agreement provided to Developer on 10/22
D	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%			Funding & Disp Agreement provided to Developer on 12/8
	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		Board approved Modification
X	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	Project Commenced
	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	Developer applying for LIHTC
X	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	Project Commenced
X	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%			Project Commenced
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	