



# CENTRAL CITY ECONOMIC DEVELOPMENT *Sales Tax*

**Tuesday, January 11, 2022  
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
4. Treasurer's Report
5. Round IV RFP.
6. Consultant's Report
7. Administrative Services Update
8. Marketing & Communications Update
9. Other Business
10. 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.
11. 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 December 14, 2021 Board Meeting

|                                   |  |
|-----------------------------------|--|
| <b>Board Members Present</b>      | DJ Pierre, Chair<br>Melissa Patterson Hazley, Vice Chair<br>Kenneth Bacchus, Treasurer<br>Makini King, Board Member  |
| <b>Consultants Present</b>        | Lelia Allen, HLDC Consulting   |
| <b>City of KCMO Staff Present</b> | Shontrice Patillo, Housing and Community Development Department<br>Katie Chandler, Law Department<br>Eric Clevenger, Finance Department<br>Emalea Black, Law Department  |
| <b>Community Members Present</b>  | Pat Jordan, Gem Cultural and Educational Center<br>Robin Humphrey resident of Washington Wheatley<br>Marlon Hammons Washington Wheatley President<br>Robert Farmer, Principal in UA KC SouthPointe, LLC<br>and UA KC EVE, LLC<br>Allan Gray<br>Ricardo Lucas |

Call to Order:

Vice Chair Melissa Patterson-Hazley called the meeting to order at 12:02pm.

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: Eric Clevenger provided an overview of the financial statement. Mr. Bacchus reported tax revenues are in-line with the budget approved by Council. The board would have \$13 million in funding to allocate towards projects in Round 4. Mr Bacchus moved to accept the report. The motion was seconded by Ms. King. The motion passed with a vote of 3-0.

Marketing & Communications: There was no presentation from City Communications.

Round IV RFP: Chair Pierre informed the board the Round IV Pre-proposal meeting was held on December 10<sup>th</sup>. The deadline for RFP submittals in January 14<sup>th</sup>. The scorecard will be produced and circulated to the board prior to the January 2022 Board Meeting. Board member Bacchus noted it would be helpful to have an office where the community could come to ask questions about the program.

Consultants Report – Administrative Services RFP: Ms. Allen with HLDC reported the consultants have been working to support the staff in the Pre-proposal Meeting and Ms. Harrison Lee has ben meeting with Mr. Bacchus to develop a budget and staffing pattern for administrative services.

Chair Pierre inquired about the status of hiring an additional city staff member for a CCED Internal

person. Ms. Patillo responded the question is better suited for Jennifer Tidwell and/or Melissa Kozakiewicz. Mr. Bacchus had a discussion with Jennifer Tidwell who reported she is reviewing a list of candidates.

Katie Chandler, Law Department introduced Emalea Black who will transition into Katie's role to provide staffing to the board.

Project Updates: Ms. Patillo provided an update on the projects.

Other Business: There was no additional business.

Adjourn: The meeting adjourned at 12:45 pm following a motion by Mr. Bacchus and seconded by Ms. King. 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 December 31, 2021**

|  | Actual<br>FY 2019-20 | Actual<br>FY 2020-21 | Adopted<br>FY 2021-22 | Projected<br>Activity<br>FY 2021-22 | Activity to<br>Date <sup>1</sup><br>FY 2021-22 | Actuals to<br>Date <sup>2</sup><br>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)          | -                     | -                                   | -  | -   |
| <b>Total Fund Balance</b>                                  | <b>14,729,572</b>    | <b>16,869,822</b>    | <b>3,276,611</b>      | <b>28,291,953</b>                   | <b>28,291,953</b>                              | <b>28,291,953</b>                             |
| <b>Revenues</b>  |                      |                      |                       |                                     |  |   |
| Sales Tax  | 10,720,388           | 9,353,764            | 9,855,000             | 9,855,000                           | 7,609,054                                      | 7,609,054                                     |
| Miscellaneous Income                                       | 6,028                | 57,357               | 56,000                | 56,000                              | 2,024  | 2,024   |
| <b>Total Revenues</b>                                      | <b>\$10,726,416</b>  | <b>\$9,411,121</b>   | <b>\$9,911,000</b>    | <b>\$9,911,000</b>                  | <b>\$7,611,077</b>                             | <b>\$7,611,077</b>                            |
| <b>Expenses</b>  |                      |                      |                       |                                     |  |   |
| Wages  | 49,492               | 61,488               | 59,808                | 59,808                              | 59,808   | 39,105  |
| Benefits-Insurance-Health-FICA                             | 13,984               | 19,640               | 22,090                | 22,021                              | 22,021   | 14,633  |
| Pension  | 6,396                | 9,986                | 9,763                 | 9,832                               | 9,832  | 7,612   |
| Employee charged-in  | -                    | 7,689                | -                     | -                                   | -  | 544   |
| <b>Salary and Wages Subtotal</b>                           | <b>69,872</b>        | <b>98,803</b>        | <b>91,661</b>         | <b>91,661</b>                       | <b>91,661</b>                                  | <b>61,894</b>                                 |
| Training/Meeting Exp.                                      | 2,408                | 1,138                | -                     | -                                   | -  | -   |
| Catering/Food  | 303                  | -                    | -                     | -                                   | -  | -   |
| Printing / Office Supplies/Advertisements                  | 533                  | 273                  | 500                   | 500                                 | 500  | 367   |
| <b>Meeting and Other Related Expenses Subtotal</b>         | <b>3,244</b>         | <b>1,411</b>         | <b>500</b>            | <b>500</b>                          | <b>500</b>                                     | <b>367</b>                                    |
| 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  |
| <b>Round 1 Funding Subtotal:</b>                           | <b>4,741,934</b>     | <b>139,927</b>       | <b>-</b>              | <b>1,214,864</b>                    | <b>1,214,864</b>                               | <b>1,214,864</b>                              |
| Urban America Southpointe, LLC (Round 2 Recommendation)    | -                    | -                    | -                     | 500,000                             | 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                                       |
| <b>Round 2 Funding Subtotal:</b>                           | <b>-</b>             | <b>-</b>             | <b>-</b>              | <b>10,691,631</b>                   | <b>10,691,631</b>                              | <b>7,095,861</b>                              |
| Conrad Wright Media Building (Round 3 Recommendation)      | -                    | -                    | -                     | 200,000                             | 200,000  | -   |
| CELT (Round 3 Recommendation)                              | -                    | -                    | -                     | 432,354                             | 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                                       |
| <b>Round 3 Funding Subtotal:</b>                           | <b>-</b>             | <b>-</b>             | <b>-</b>              | <b>15,081,650</b>                   | <b>14,931,650</b>                              | <b>9,584,296</b>                              |
| Small Business Stabilization (Covid-19 Recommendation)     | -                    | 500,000              | -                     | -                                   | -  | -   |
| Essential Services Program (Covid-19 Recommendation)       | -                    | 500,000              | -                     | -                                   | -  | -   |
| <b>Covid-19 Funding Subtotal:</b>                          | <b>-</b>             | <b>1,000,000</b>     | <b>-</b>              | <b>-</b>                            | <b>-</b>                                       | <b>-</b>                                      |
| Ivanhoe Neighborhood Council (Supplemental Funding)        | -                    | -                    | -                     | 287,492                             | 287,492  | 287,492                                       |
| Emanuel Family & Child Development (Supplemental Funding)  | -                    | -                    | -                     | 500,000                             | 500,000  | 500,000                                       |
| <b>Supplemental Funding Subtotal:</b>                      | <b>-</b>             | <b>-</b>             | <b>-</b>              | <b>787,492</b>                      | <b>787,492</b>                                 | <b>787,492</b>                                |
| <b>Projects Recommended for Funding Subtotal</b>           | <b>4,741,934</b>     | <b>1,139,927</b>     | <b>-</b>              | <b>27,775,637</b>                   | <b>27,625,637</b>                              | <b>18,682,513</b>                             |
| 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                                       |
| <b>Consulting Services Subtotal</b>                        | <b>260,906</b>       | <b>259,059</b>       | <b>-</b>              | <b>364,000</b>                      | <b>364,000</b>                                 | <b>364,000</b>                                |
| <b>Contractual Services</b>                                | <b>-</b>             | <b>-</b>             | <b>9,271,091</b>      | <b>9,271,091</b>                    | <b>9,271,091</b>                               | <b>-</b>                                      |
| <b>Total Expenditures</b>                                  | <b>5,075,956</b>     | <b>1,499,199</b>     | <b>9,363,252</b>      | <b>37,502,889</b>                   | <b>37,352,889</b>                              | <b>19,108,775</b>                             |
| <b>Surplus (Deficit)</b>                                   | <b>5,650,460</b>     | <b>7,911,922</b>     | <b>547,748</b>        | <b>(27,591,889)</b>                 | <b>(29,741,812)</b>                            | <b>(11,497,697)</b>                           |
| <b>Total Ending Fund Balance</b>                           | <b>\$ 20,380,031</b> | <b>\$ 24,781,743</b> | <b>\$ 3,824,359</b>   | <b>\$ 700,063</b>                   | <b>\$ (1,449,859)</b>                          | <b>\$ 16,794,255</b>                          |

**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.



# CENTRAL CITY ECONOMIC DEVELOPMENT *Sales Tax*

## Timeline - CCED Round 4

|  |  |
|--|--|
| November 2021                          | RFP 3 Published  |
| December 10 <sup>th</sup>              | Applicant Workshop                                       |
| January 14, 2022                       | Proposals Due  |
| January 24 – February 14 <sup>th</sup> | CCED Board, City Staff and Consultants review proposals  |
| Week of February 21 <sup>st</sup>      | Public Hearings (presentations from applicants)          |
| Week of March 7 <sup>th</sup>          | CCED Board selections                                    |
| Week of March 14 <sup>th</sup>         | CCED Board submit Recommendation to City Council         |
| March 17 <sup>th</sup>                 | KCMO Legal prepare Ordinance for 1 <sup>st</sup> Reading |
| March 23 <sup>rd</sup>                 | Ordinance presentation at Housing Committee              |
| March 31 <sup>st</sup>                 | Ordinance for 3 <sup>rd</sup> Reading – Council approval |

A



B



**CENTRAL CITY**  
**ECONOMIC DEVELOPMENT**

 CITY OF  
KANSAS CITY,  
MISSOURI







## Central City Sales Tax Project Updates - January 10, 2022

| Project                                   | Summary  | CCED Budget  | Project Budget | Lvgd Ratio | Funds Disbursed | Notes   |
|---|--|--------------|----------------|------------|-----------------|---|
| <b>Round 1</b>                            |  |              |                |            |                 |   |
| Linwood Shopping Square                   | Renovation Retail Shopping Center  | \$ 2,389,146 | \$ 8,592,000   | 27.81%     | \$ 2,389,146    | Project Complete  |
| MACPEN Enterprise                         | Construction of Child Care Center with Services - Kiddie Depot                                     | \$ 1,000,000 | \$ 3,249,750   | 30.77%     | \$ 1,000,000    | Project Complete  |
| Community Builders of Kansas City         | Renovation for Entrepreneur Space at 5008 Prospect   | \$ 627,785   | \$ 752,785     | 83.39%     | \$ 627,785      | Project Complete  |
| Emmanuel Family & Child Development       | Construction of Child care Center with Services  | \$ 1,225,000 | \$ 7,309,387   | 16.76%     | \$ 725,000      | Building Complete. Construction on Sound barrier outstanding.                             |
| Ivanhoe Neighborhood Council              | Senior Cottages at 39th Street   | \$ 1,221,332 | \$ 2,174,632   | 56.16%     | \$ 122,762      | Construction Commenced. Amended and Restated Agreement returned.                          |
| National Association of Construction Coop | Rehabilitation of Homes throughout the District  | \$ 215,000   | \$ 10,000,000  | 2.15%      | \$ -            | Funding Agreement complete. Developer need to make application on LandBank on properties. |
| Neighborhoods United                      | Rehabilitation of Homes for Disabled Veterans  | \$ 313,804   | \$ 627,608     | 50.00%     | \$139,927       | Construction complete. Conducting final inspection of properties                          |
| <b>Round 2</b>                            |  |              |                |            |                 |   |
| Project                                   | Summary  | CCED Funds   | Project Budget | Lvgd Ratio | Funds Disbursed | Notes   |
| Urban America Southpointe, LLC            | Construction Pre-development for multi-family development and parking near 63rd & Prospect Ave     | \$ 500,000   | \$ 180,259,034 | 0.28%      | \$ 500,000      | Funding Agreement Complete. Fund transfer initiated.                                      |
| Urban America – KC EVE, LLC               | Redevelopment of historical Castle Building and construction of 36 net zero near 20th & Vine       | \$ 1,205,231 | \$ 21,947,664  | 5.49%      | \$ -            | Contract negotiations ongoing   |
| KC Town Hall                              | Redevelopment of building on 36th & Indiana Ave into incubator and 3 affordable housing apartments | \$ 490,539   | \$ 680,169     | 72.12%     | \$ -            | Funding Agreement negotiated but not executed. Insurance binder provided.                 |
| Urban Neighborhood Initiative             | Site work and infrastructure to construct 30 single-family home with Habitat for Humanity          | \$ 250,000   | \$ 1,731,600   | 14.44%     | \$ -            | Amended & Restated Funding Agreement Drafted.   |

|                                   |  |              |              |        |              |   |
|-----------------------------------|--|--------------|--------------|--------|--------------|---|
| Oak Park Neighborhood Association | Equity funding to support the development of 29 units of affordable housing at 38th Street and Prospect  | \$ 2,800,000 | \$ 8,183,550 | 34.21% | \$ 2,800,000 | Funding Agreement Complete  |
| Linwood Garden                    | Develop 32 housing units, community kitchen, coffee shop and exterior shelter near Linwood and Michigan. | \$ 1,150,000 | \$ 7,667,968 | 15.00% | \$ 52,137    | Amended & Restated Funding Agreement Drafted.   |
| Prospect Summit Duplexes          | Construction of 23 townhomes at 22nd/23rd and Prospect Avenue.   | \$ 1,900,000 | \$ 5,653,625 | 33.61% | \$ -         | The Funding and Loan Agreements drafted. Completing rezoning, PIEA, tax abatement and checklist items from MHDC, syndicator and CCED. |
| Palestine Economic Dev. Corp      | Construction of 39 unit assisted living facility at 35th Street and Prospect.                            | \$ 2,288,008 | \$ 5,735,008 | 39.90% | \$ -         | Project commenced   |

**Round 3**

| Project                      | Summary  | CCED Funds          | Project Budget | Lvgd Ratio | Funds Disbursed     | Notes   |
|------------------------------|--|---------------------|----------------|------------|---------------------|---|
| One Nine Vine                | Construction of 80 units (30 1-bdrm, 50 2-bdrm, 14 affordable) and 138 space parking garage            | \$ 3,960,000        | \$ 18,133,565  | 21.84%     | \$ -                | Funding & Disp Agreement provided to Developer on 10/22. Projct close mid January     |
| Conrad Wright Media Building | Rehabilitation of existing building for mixed-use office space and two affordable apartments           | \$ 200,000          | \$ 600,000     | 33.33%     | \$ -                | Funding & Disp Agreement executed by Developer and provided to Finance for processing |
| 38th Street Studio           | Rehabilitation of existing building located at 3841 Agnes for office space and 5 affordable apartments | \$ 282,354          | \$ 641,714     | 44.00%     | \$ -                | Board approved Modification   |
| The Overlook District        | Site infrastructure for future 11 acre office / mixed-use development                                  | \$ 5,000,000        | \$ 23,283,520  | 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   | 27.89%     | \$ -                | Completing capital stack  |
| Jazz Hill Apartments         | Multi-Family rehabilitation of Jazz Hill Apartments - 197 affordable units                             | \$ 3,974,296        | \$ 21,471,336  | 18.51%     | \$ 3,212,056        | Project Commenced   |
| Santa Fe Homes               | Home rehabilitation program in Santa Fe Neighborhood (\$50,000 maximum loan per home)                  | \$ 610,000          | \$ 1,395,000   | 43.73%     | \$ 610,000          | Project Commenced   |
| <b>Total</b>                 |  | <b>\$36,481,791</b> |                |            | <b>\$20,390,869</b> |   |

 Funding Agreement Complete

 Project Complete