

AGENDA

CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX BOARD MEETING

A public meeting of the Central City Economic Development Sales Tax Board will take place on
Wednesday, June 22, 2022 at 9:00am

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. Minutes
4. Treasurer's Report
5. Project Modifications - Overlook
6. Consultant's Report
7. Project Report
 - o NACCC
 - o Rounds I, II, III & IV
8. Administrative Services Update
9. Other Business
10. Additional Business
 - o There may be a general discussion of matters related to the Central City Economic Development Sales Tax.
 - o 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. 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 10, 2022 Board Meeting

Board Members Present	DJ Pierre, Chair Melissa Patterson Hazley, Vice Chair Kenneth Bacchus, Treasurer Nia Richardson, Board Member
Consultants Present	Lelia Allen, HLDC Consulting
City of KCMO Staff Present	Shontrice Patillo, Housing and Community Development Department Dion Lewis, Housing and Community Development Department Eric Clevenger, Finance Department Krista Morrison, Finance Department Emalea Black, Law Department Angela Eley, City Planning & Development Department Joan Pu, City Auditor's Office Keema McCoy, City Council Office – 5 th District Anne Jordan, Mayors Office Jennifer Tidwell, Housing and Community Development Department
Community Members Present	Dolph Woodman, Woodco Inc Leonard Graham, Prospect Summit Julia Fredenburg, KC Town Hall Brian Collins, Dromara Development LLC Shalaunda Holmes, UNI Inc. Erin Royals Davonna Williams Jerry McEvoy Ricardo Lucas Forrest Tyson

Call to Order:

Chair DJ Pierre called the meeting to order at 12:01pm.

Public Comment: No comments.

Approval of Minutes: Chair Pierre requested a revision to reflect Ricardo Kisner and Lelia Allen in attendance and removing Cheryl Harrison Lee, who was not in attendance. Chair Pierre moved to adopt amended minutes. Board Member Richardson seconded the motion. The motion passed with a vote of 3-0 (Pierre, Richardson, Bacchus).

Treasurer's Report: Eric Clevenger and the Board Treasurer Kenn Bacchus provided an overview of the financial statement. Revenues for the month exceeded \$1 million. The revenues included loan payments, tax revenues and application fees. The year-end fund balance is approximately \$11.45 million – 115% of budget projections. Krista Morrison, Budget Officer, presented an overview of the 2022-23 adopted budget approved by the City Council.

Board Member Bacchus moved to approve the report. Chair Pierre seconded the motion. The motion passed with a vote of 3-0 (Pierre, Richardson, Bacchus).

Project Modification Request: Prospect Summit (Leonard Graham) requested an additional \$150,000 from CCED for cost increases with construction and design. Board Member Bacchus moved to approve the request for \$150,000. Board Member Richardson seconded the motion. The motion passed with a vote of 3-0 (Pierre, Richardson, Bacchus).

Oak Park Townhomes (Dolph Woodman) requested an additional \$150,000 from CCED for cost of increases in construction material and clearing title on properties obtained through the Land Bank. Board Member Bacchus moved to approve the request for \$150,000. Board Member Richardson seconded the motion. The motion passed with a vote of 3-0 (Pierre, Richardson, Bacchus).

Developers Report: KC Town Hall (Julia Fredenburg) stated the contracting process is moving forward. Urban Neighborhood Initiative (Shalaunda Holmes) provided an update on the Urban Neighborhood Initiative project. NACCC (Ed Bell) is scheduled to meet with the Housing and Community Development Director. Chair Pierre requested to reschedule NACCC for the June meeting.

Consultant's Report: Ms. Allen with HLDC reported in the month of April, the consultants have been working with assisting the board with the proposal for Round V RFP, including concerns of the board with the scorecard.

Administrative Services Update: Chair Pierre reported the board presented its recommendation for Administrative Services to the City Council. There has been on movement from the council.

Project Update: City Staff Member Patillo provided an overview of the CCED projects. Funds have been initiated for 60% of the CCED projects approved. Five projects are still working on Funding Agreements. City Staff Member Lewis provided a document overviewing the CCED projects reporting. 11 of the 14 active projects with funding agreements reported. Reporting for all closed projects will be sent for June 2022 report.

Other Business: There was no additional business.

Adjourn: The meeting adjourned at 1:07 pm following a motion by Chair Pierre. It was moved by Board Member Bacchus and seconded by Board Member 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 May 31, 2022

	Actual FY 2020-21	Actual (Pre- Close Draft) FY 2021-22	Adopted FY 2021-22	Proforma: Projected Activity FY 2022-23	Proforma: Activity to Date ¹ FY 2022-23	Actuals to Date ² FY 2022-23
Beginning Fund Balance	\$ 19,978,759	\$ 24,781,743	\$ 20,324,632	\$ 20,324,632	\$ 20,324,632	\$ 20,324,632
Reserve for Encumbrances	401,273	3,510,209	6,430,693	6,430,693	6,430,693	6,430,693
Rollforward of encumbrances to FY 2022	(3,510,209)	(6,430,693)	-	-	-	-
Rollforward of appropriatons to FY 2023	-	(17,998,560)	-	-	-	-
Total Fund Balance	16,869,822	3,862,700	26,755,325	26,755,325	26,755,325	26,755,325
Revenues						
Sales Tax	9,353,764	11,382,152	11,628,900	11,628,900	909,813	909,813
Miscellaneous Income	57,357	4,857	56,000	56,000	25,000	25,000
Total Revenues	\$9,411,121	\$11,387,008	\$11,684,900	\$11,684,900	\$934,813	\$934,813
Expenses						
Wages	61,488	67,616	77,506	77,506	77,506	9,079
Benefits-Insurance-Health-FICA	19,640	23,792	33,774	33,774	33,774	2,948
Pension	9,986	13,332	15,523	15,523	15,523	1,613
Employee charged-in	7,689	544	-	-	-	-
Salary and Wages Subtotal	98,803	105,283	126,803	126,803	126,803	13,641
Training/Meeting/Phone/Network Charges	1,138	-	7,525	7,525	7,525	-
Printing / Office Supplies/Advertisements	273	2,532	800	800	800	4,279
Transfer to General Fund (Administrative charge)	-	-	13,150	13,150	13,150	-
Meeting and Other Related Expenses Subtotal	1,411	2,532	21,475	21,475	21,475	4,279
Ivanhoe Neighborhood Council (Round 1)	-	933,840	-	-	-	-
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:	139,927	933,840	-	281,024	281,024	281,024
Urban America Southpointe, LLC (Round 2 Recommendation)	-	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)	-	1,703,961	-	1,096,039	1,096,039	1,096,039
Linwood Gardens (Round 2 Recommendation)	-	402,138	-	747,862	747,862	747,862
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:	-	2,606,099	-	8,085,532	8,085,532	4,489,762
Conrad Wright Media Building (Round 3 Recommendation)	-	100,000	-	100,000	100,000	100,000
CELT (Round 3 Recommendation)	-	-	-	422,354	422,354	-
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)	-	3,212,056	-	762,240	762,240	762,240
The Overlook (Round 3 Recommendation)	-	5,000,000	-	-	-	-
Santa Fe (Round 3 Recommendation)	-	610,000	-	-	-	-
Round 3 Funding Subtotal:	-	8,922,056	-	6,149,594	6,149,594	862,240
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	-	-	-	-
Emanuel Family & Child Development (Supplemental Funding)	-	-	-	500,000	500,000	500,000
Supplemental Funding Subtotal:	-	287,492	-	500,000	500,000	500,000
Projects Recommended for Funding Subtotal	1,139,927	12,749,487	-	15,016,150	15,016,151	6,133,027
Dean & Dunn Consultant Services (2nd Year)	89,728	-	-	-	-	-
Harrison-Lee Consultant Services (2nd Year)	169,331	66,334	-	297,666	297,666	297,666
Consulting Services Subtotal	259,059	66,334	-	297,666	297,666	297,666
Contractual Services	-	-	11,536,622	20,652,058	20,652,058	-
Total Expenditures	1,499,199	12,923,636	11,684,900	36,114,152	36,114,152	6,448,613
Surplus (Deficit)	7,911,922	(1,536,628)	-	(24,429,252)	(35,179,339)	(5,513,800)
Total Ending Fund Balance	\$ 24,781,743	\$ 2,326,072	\$ 26,755,325	\$ 2,326,073	\$ (8,424,014)	\$ 21,241,525

Footnotes:

1. Reflects actual FY 22 collected revenues, city appropriations and anticipated appropriatons to be rolled forward from FY 2022.
2. Reflects actual FY 22 collected revenues, expenditures and encumbrances.

Central City Economic Development Sales Tax Fund #2200
Comparison of Revenues, Expenditures
and Change in Fund Balance
As of April 30, 2022 (Revised on June 3, 2022)

	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	11,382,152	11,382,152
Miscellaneous Income	6,028	57,357	56,000	56,000	4,857	4,857
Total Revenues	\$10,726,416	\$9,411,121	\$9,911,000	\$9,911,000	\$11,387,008	\$11,387,008
Expenses						
Wages	49,492	61,488	59,808	87,996	87,996	67,616
Benefits-Insurance-Health-FICA	13,984	19,640	22,090	22,021	22,021	23,792
Pension	6,396	9,986	9,763	9,832	9,832	13,332
Employee charged-in	-	7,689	-	-	-	544
Salary and Wages Subtotal	69,872	98,803	91,661	119,849	119,849	105,283
Training/Meeting Exp.	2,408	1,138	-	-	-	-
Catering/Food	303	-	-	-	-	-
Printing / Office Supplies/Advertisements	533	273	500	2,532	2,532	2,532
Meeting and Other Related Expenses Subtotal	3,244	1,411	500	2,532	2,532	2,532
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)	-	-	-	-	-	-
Neighbors United (Round 1)	-	139,927	-	-	-	-
Round 1 Funding Subtotal:	4,741,934	139,927	-	933,840	933,840	933,840
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)	-	-	-	-	-	-
Urban Neighborhood Initiative (Round 2 Recommendation)	-	-	-	-	-	-
Oak Park Neighborhood Association (Round 2 Recommendation)	-	-	-	1,703,961	1,703,961	1,703,961
Linwood Gardens (Round 2 Recommendation)	-	-	-	402,138	402,138	402,138
Prospect Summit Duplexes (Round 2 Recommendation)	-	-	-	1,900,000	1,900,000	-
Neighbors United Supplemental (Round 2 Recommendation)	-	-	-	-	-	-
Round 2 Funding Subtotal:	-	-	-	6,201,869	6,201,869	2,606,099
Conrad Wright Media Building (Round 3 Recommendation)	-	-	-	100,000	100,000	100,000
CELT (Round 3 Recommendation)	-	-	-	422,354	422,354	-
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)	-	-	-	3,212,056	3,212,056	3,212,056
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:	-	-	-	14,209,410	14,209,410	8,922,056
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)	-	-	-	-	-	-
Supplemental Funding Subtotal:	-	-	-	287,492	287,492	287,492
Projects Recommended for Funding Subtotal	4,741,934	1,139,927	-	21,632,611	21,632,611	12,749,487
Dean & Dunn Consultant Services (2nd Year)	101,520	89,728	-	-	-	-
Harrison-Lee Consultant Services (2nd Year)	159,386	169,331	-	66,334	66,334	66,334
Consulting Services Subtotal	260,906	259,059	-	66,334	66,334	66,334
Contractual Services	-	-	9,271,091	9,100,871	9,100,871	-
Total Expenditures	5,075,956	1,499,199	9,363,252	30,922,196	30,922,196	12,923,636
Surplus (Deficit)	5,650,460	7,911,922	547,748	(21,011,196)	(19,535,188)	(1,536,628)
Total Ending Fund Balance	\$ 20,380,031	\$ 24,781,743	\$ 3,824,359	\$ 7,280,756	\$ 8,756,764	\$ 26,755,325

Footnotes:

1. Reflects actual FY 22 collected revenues and city appropriations.
2. Reflects actual FY 22 collected revenues and expenditures.



May 26, 2022

VIA EMAIL

Duvel "DJ" Pierre
Chairman, Central City Economic Development Sales Tax Board
Spencer Fane, LLC
1000 Walnut Street
Suite 1400 Kansas City MO 64106

Re: Application for Supplemental Request – Overlook District Project

Dear Chairman Pierre:

As you know, the "Overlook District" project (the "Project") was approved for a \$5 million award (the "Award") from the Central City Economic Development ("CCED") Sales Tax Board (the "Board"), in Round 3, to pay for site work and infrastructure improvements at the Project site. On behalf of the Project developer, Community Builders of Kansas City (the "Developer"), I am writing to respectfully request that the Board consider an increase of the Project's CCED Award by \$150,000.

Justification for Supplemental Request

In Developer's original CCED application submitted on June 1, 2020, the Developer projected Project costs at \$6 million. Since that time, there has been an unprecedented increase in the cost of construction, due to COVID-related delays, labor shortages, material cost increases and supply chain issues. Our contractor's most recent calculations now indicate the Project costs will be \$8.3 million, a more than 38% increase since the CCED Award was approved by the City. Due to market volatility, Project costs continue to rise, and Developer's contractor anticipates that Project costs will continue to escalate, for the foreseeable future. The Project funded by the initial CCED grant is substantially in process, but additional funds are essential for completion of this critical foundational work.

Amount of Supplemental Request

According to the CCED Public Notice, we understand the Board's policy for supplemental awards is to approve of an increase of not more than ten percent of the Project total cost, not to exceed \$150,000. For the foregoing reasons, we respectfully request that the Board consider our request for a supplemental award of \$150,000, to assist this important East Side Project.

Best and healthy wishes,

A handwritten signature in blue ink that reads "Emmet Pierson, Jr." with a stylized flourish at the end.

Emmet Pierson, Jr.
President & CEO

Central City Sales Tax Project Updates - June 22, 2022

Project	Summary	CCED Budget	Project Budget	Lvgd Ratio	Funds Disbursed	Est Funding Date	Notes
Round 1							
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	22-Jun	Building Complete. Construction on Sound barrier outstanding.
Ivanhoe Neighborhood Council	Senior Cottages at 39th Street	\$ 1,221,332	\$ 2,174,632	56.16%	\$ 1,221,332		Funds transferred. Advancement reconciliation outstanding.
National Association of Construction Coop	Rehabilitation of Homes throughout the District	\$ 215,000	\$ 10,000,000	2.15%	\$ -	22-Jul	Agreement complete. Developer to apply for LandBank properties.
Neighborhoods United	Rehabilitation of Homes for Disabled Veterans	\$ 313,804	\$ 627,608	50.00%	\$139,927	22-Jul	Construction complete. Reimbursement documents outstanding.
Round 2							
Project	Summary	CCED Funds	Project Budget	Lvgd Ratio	Funds Disbursed		Notes
Urban America Southpointe, LLC	Pre-development for housing project at 63rd & Prospect Ave	\$ 500,000	\$ 180,259,034	0.28%	\$ 500,000	-	Funding Agreement Complete. Fund transfer initiated. Advancement reconciliation outstanding.
Urban America – KC EVE, LLC	Redevelopment of Castle Building and construction of 36 homes at 20th & Vine	\$ 1,205,231	\$ 21,947,664	5.49%	\$ -	22-Jul	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%	\$ -	22-Jul	General Services and Legal negotiating Funding Agreement.
Urban Neighborhood Initiative	Site work and infrastructure to construct 30 single-family home with Habitat for Humanity	\$ 250,000	\$ 1,731,600	14.44%	\$ -	22-Jun	Amended & Restated Funding Agreement Completed. Fund Transfer initiated.
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%	\$ 402,138	-	Funding Agreement complete. Fund transfer initiated on "Project 2".
Prospect Summit Duplexes	Construction of 23 townhomes at 22nd/23rd and Prospect Avenue.	\$ 1,900,000	\$ 5,653,625	33.61%	\$ -	22-Jul	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. Funds will transfer at request of Disburse Agent.

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%	\$ -	22-Jun	Project commenced. Disburse Agent identified.
Conrad Wright Media Building	Rehabilitation of existing building for mixed-use office space and two affordable apartments	\$ 200,000	\$ 600,000	33.33%	\$ 100,000		Advancement of 50% of the funds complete. Advancement reconciliation outstanding.
38th Street Studio	Rehabilitation of existing building located at 3841 Agnes for office space and 5 affordable apartments	\$ 282,354	\$ 641,714	44.00%	\$ -	22-Jul	Council approval needed for 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	-	Properties acquired. Project will commence at MHDC closing.
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
Total		\$36,481,791			\$21,939,440		

 Funding Agreement Complete

 Project Complete