



# CENTRAL CITY ECONOMIC DEVELOPMENT

## **PUBLIC MEETING NOTICE**

### CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX BOARD

A public meeting of the Central City Economic Development Sales Tax Board will take place at the following place and time:

Tuesday, August 9, 2022  
12:00 noon

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. Consultant's Report
6. Project Report
  - o Urban America – KC EVE
  - o NACCC
  - o Rounds I, II, III & IV
7. Administrative Services Update
8. Other Business
9. Additional Business
  - o There may be 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.

#### 10. Adjourn

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

## About the **CENTRAL CITY ECONOMIC DEVELOPMENT** Sales Tax



Kansas City voters took a bold step in 2017 to spark redevelopment along the Prospect Avenue corridor by approving a one-eighth-cent sales tax designated to support economic development.

Visit [www.kcmo.gov/cced](http://www.kcmo.gov/cced) for the latest information.

Central City Economic Development Sales Tax Board Meeting  
 Minutes from June 22, 2022 Board Meeting

<b>Board Members Present</b>	DJ Pierre, Chair Melissa Patterson Hazley, Vice Chair Kenneth Bacchus, Treasurer Makini King, Board Member
<b>Consultants Present</b>	None
<b>City of KCMO Staff Present</b>	Jane Brown, Housing and Community Development Department Shontrice Patillo, Housing and Community Development Department Dion Lewis, Housing and Community Development Department Eric Clevenger, Finance Department Emalea Black, Law Department Ryan Head, Law Department (Intern)
<b>Community Members Present</b>	Emmet Pierson, Community Builders of Kansas City Allison Bergman, Community Builders of Kansas City Ed Bell, NACCC

Call to Order:

Chair DJ Pierre called the meeting to order at 9:04am.

Public Comment: No comments.

Approval of Minutes: Chair Pierre asked for a motion to move the adopt May 10, 2022 minutes as presented. Vice Chair Hazley moved the motion. Board Member King seconded the motion. The motion passed with a vote of 3-0 (Pierre, Hazley, King).

Project Modification Request: The Overlook District (Emmet Pierson) requested an additional \$150,000 from CCED for cost increases with construction and labor. Vice Chair Hazley moved to approve the request for \$150,000. Board Member King seconded the motion. Board Member Buacchus recused himself. The motion passed with a vote of 3-0 (Pierre, Hazley, King).

Consultant’s Report: Tabled until July 2022 meeting.

Developers Report: NACCC (Ed Bell) is in need of submitting application to the Land Bank for properties identified in connection with his project. Director Jane Brown stated that she will be meeting with the Land Bank board on Monday, July 11, 2022, to discuss additional options being added for proof of funds. Director Jane Brown also stated that upon NACCC sending her a list of properties identified for their project, reviewing the contract with NACCC, and consulting with the Legal Department, CCED will come up with a practical to move forward in the interest of NACCC and release funds for title work.

Treasurer’s Report: Tabled until July 2022 meeting.

Project Update: City Staff Member Patillo provided an overview of the CCED projects. Funds have been initiated for 64% of the CCED projects approved. Four projects are still working on Funding Agreements. Vice Chair Hazley requested an update on Funding Agreements and specific issues related for UA-KC EVE, KC Town Hall, UNI, and Prospect Summit. Vice Chair Hazley also wanted

those projects called in for the next board meeting in July to talk to them about those issues as well. Chair Pierre asked that staff update public required documents information.

Administrative Services Update: No update.

Other Business: There was no additional business.

Adjourn: The meeting adjourned at 10:41 am following a motion by Chair Pierre. It was moved by Board Member Bacchus and seconded by Vice Chair Hazley. 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 April 30, 2022 (Final as of July 22, 2022)**

	Actual FY 2019-20	Actual FY 2020-21	Adopted FY 2021-22	Projected Activity FY 2021-22	Activity to Date <sup>1</sup> FY 2021-22	Actuals to Date <sup>2</sup> 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 2023	-	(3,510,209)		(6,430,693)	(6,430,693)	(6,430,693)
Rollforward of available fund appropriations to FY 2023				(17,998,560)	(17,998,560)	
<b>Total Fund Balance</b>	<b>14,729,572</b>	<b>16,869,822</b>	<b>3,276,611</b>	<b>3,862,700</b>	<b>3,862,700</b>	<b>21,861,260</b>
<b>Revenues</b>						
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
<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>\$11,387,008</b>	<b>\$11,387,008</b>
<b>Expenses</b>						
Wages	49,492	61,488	59,808	73,431	73,431	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
<b>Salary and Wages Subtotal</b>	<b>69,872</b>	<b>98,803</b>	<b>91,661</b>	<b>105,284</b>	<b>105,284</b>	<b>105,283</b>
Training/Meeting Exp.	2,408	1,138	-	-	-	-
Catering/Food	303	-	-	-	-	-
Printing / Office Supplies/Advertisements	533	273	500	2,532	2,532	2,532
<b>Meeting and Other Related Expenses Subtotal</b>	<b>3,244</b>	<b>1,411</b>	<b>500</b>	<b>2,532</b>	<b>2,532</b>	<b>2,532</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)	-	-	-	-	-	-
Neighbors United (Round 1)		139,927	-	-	-	-
<b>Round 1 Funding Subtotal:</b>	<b>4,741,934</b>	<b>139,927</b>	<b>-</b>	<b>933,840</b>	<b>933,840</b>	<b>933,840</b>
Urban America Southpointe, LLC (Round 2 Recommendation)	-	-	-	500,000	500,000	500,000
Urban America – KC EVE, LLC (Round 2 Recommendation)	-	-	-	-	-	-
KC Town Hall (Round 2 Recommendation)	-	-	-	-	-	-
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)	-	-	-	-	-	-
Neighbors United Supplemental (Round 2 Recommendation)	-	-	-	-	-	-
<b>Round 2 Funding Subtotal:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,606,099</b>	<b>2,606,099</b>	<b>2,606,099</b>
Conrad Wright Media Building (Round 3 Recommendation)	-	-	-	100,000	100,000	100,000
CELT (Round 3 Recommendation)	-	-	-	-	-	-
Parade Park Homes (Round 3 Recommendation)	-	-	-	-	-	-
One Nine Vine (Round 3 Recommendation)	-	-	-	-	-	-
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
<b>Round 3 Funding Subtotal:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,922,056</b>	<b>8,922,056</b>	<b>8,922,056</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)	-	-	-	-	-	-
<b>Supplemental Funding Subtotal:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>287,492</b>	<b>287,492</b>	<b>287,492</b>
<b>Projects Recommended for Funding Subtotal</b>	<b>4,741,934</b>	<b>1,139,927</b>	<b>-</b>	<b>12,749,487</b>	<b>12,749,487</b>	<b>12,749,487</b>
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
<b>Consulting Services Subtotal</b>	<b>260,906</b>	<b>259,059</b>	<b>-</b>	<b>66,334</b>	<b>66,334</b>	<b>66,334</b>
<b>Contractual Services</b>	<b>-</b>	<b>-</b>	<b>9,271,091</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Expenditures</b>	<b>5,075,956</b>	<b>1,499,199</b>	<b>9,363,252</b>	<b>12,923,636</b>	<b>12,923,636</b>	<b>12,923,636</b>
<b>Surplus (Deficit)</b>	<b>5,650,460</b>	<b>7,911,922</b>	<b>547,748</b>	<b>(3,012,636)</b>	<b>(1,536,628)</b>	<b>(1,536,628)</b>
<b>Total Ending Fund Balance</b>	<b>\$ 20,380,031</b>	<b>\$ 24,781,743</b>	<b>\$ 3,824,359</b>	<b>\$ 850,063</b>	<b>\$ 2,326,072</b>	<b>\$ 20,324,632</b>

**Footnotes:**

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

**Central City Economic Development Sales Tax Fund #2200**  
**Comparison of Revenues, Expenditures**  
**and Change in Fund Balance**  
**As of July 31, 2022**

	Actual FY 2020-21	Actual FY 2021-22	Adopted FY 2022-23	Projected Activity FY 2022-23	Activity to Date <sup>1</sup> FY 2022-23	Actuals to Date <sup>2</sup> 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 from prior fiscal year	(3,510,209)	(6,430,693)	-	-	-	-
Rollforward of appropriations to next fiscal year	-	(17,998,560)	-	-	-	-
<b>Total Fund Balance</b>	<b>16,869,822</b>	<b>3,862,700</b>	<b>26,755,325</b>	<b>26,755,325</b>	<b>26,755,325</b>	<b>26,755,325</b>
<b>Revenues</b>						
Sales Tax	9,353,764	11,382,152	11,628,900	11,628,900	3,066,684	3,066,684
Miscellaneous Income	57,357	4,857	56,000	\$56,000.00	26,214	26,214
<b>Total Revenues</b>	<b>\$9,411,121</b>	<b>\$11,387,008</b>	<b>\$11,684,900</b>	<b>\$11,684,900</b>	<b>\$3,092,898</b>	<b>\$3,092,898</b>
<b>Expenses</b>						
Wages	61,488	67,616	77,506	77,506	77,506	26,088
Benefits-Insurance-Health-FICA	19,640	23,792	33,774	33,774	33,774	9,390
Pension	9,986	13,332	15,523	15,523	15,523	4,805
Employee charged-in	7,689	544	-	-	-	-
<b>Salary and Wages Subtotal</b>	<b>98,803</b>	<b>105,283</b>	<b>126,803</b>	<b>126,803</b>	<b>126,803</b>	<b>40,283</b>
Training/Meeting/Phone/Network Charges	1,138	-	7,525	7,525	7,525	2,431
Printing / Office Supplies/Advertisements	273	2,532	800	4,280	4,280	4,279
Transfer to General Fund (Administrative charge)	-	-	13,150	13,150	13,150	3,288
<b>Meeting and Other Related Expenses Subtotal</b>	<b>1,411</b>	<b>2,532</b>	<b>21,475</b>	<b>24,955</b>	<b>24,955</b>	<b>9,998</b>
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
<b>Round 1 Funding Subtotal:</b>	<b>139,927</b>	<b>933,840</b>	<b>-</b>	<b>281,024</b>	<b>281,024</b>	<b>281,024</b>
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	-	1,246,039	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)	-	-	-	2,050,000	2,050,000	-
Neighbors United Supplemental (Round 2 Recommendation)	-	-	-	107,853	107,853	107,853
<b>Round 2 Funding Subtotal:</b>	<b>-</b>	<b>2,606,099</b>	<b>-</b>	<b>8,385,532</b>	<b>8,235,532</b>	<b>4,489,762</b>
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	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	-	150,000	150,000	-
Santa Fe (Round 3 Recommendation)	-	610,000	-	-	-	-
<b>Round 3 Funding Subtotal:</b>	<b>-</b>	<b>8,922,056</b>	<b>-</b>	<b>6,299,594</b>	<b>6,299,594</b>	<b>4,822,240</b>
21 Vine Live (Round 4 Recommendation)	-	-	-	783,266	-	-
Heroes Home Gate (Round 4 Recommendation)	-	-	-	1,500,000	-	-
Ivanhoe Minor Home Rep (Round 4 Recommendation)	-	-	-	545,000	545,000	-
Jerusalem Farm (Round 4 Recommendation)	-	-	-	250,000	250,000	-
Monaque Advisory Dev (Round 4 Recommendation)	-	-	-	668,232	-	-
Promise Place (Round 4 Recommendation)	-	-	-	3,600,000	3,600,000	-
Zhou B Art Center (Round 4 Recommendation)	-	-	-	1,500,000	1,500,000	-
<b>Round 4 Funding Subtotal:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,846,498</b>	<b>5,895,000</b>	<b>-</b>
Small Business Stabilization (Covid-19 Recommendation)	500,000	-	-	-	-	-
Essential Services Program (Covid-19 Recommendation)	500,000	-	-	-	-	-
<b>Covid-19 Funding Subtotal:</b>	<b>1,000,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Ivanhoe Neighborhood Council (Supplemental Funding)	-	287,492	-	-	-	-
Emanuel Family & Child Development (Supplemental Funding)	-	-	-	500,000	500,000	500,000
<b>Supplemental Funding Subtotal:</b>	<b>-</b>	<b>287,492</b>	<b>-</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>
<b>Projects Recommended for Funding Subtotal</b>	<b>1,139,927</b>	<b>12,749,487</b>	<b>-</b>	<b>24,312,649</b>	<b>21,211,151</b>	<b>10,093,027</b>
Dean & Dunn Consultant Services (2nd Year)	89,728	-	-	-	-	-
Harrison-Lee Consultant Services (2nd Year)	169,331	66,334	-	297,666	297,666	297,666
<b>Consulting Services Subtotal</b>	<b>259,059</b>	<b>66,334</b>	<b>-</b>	<b>297,666</b>	<b>297,666</b>	<b>297,666</b>
<b>Contractual Services</b>	<b>-</b>	<b>-</b>	<b>11,536,622</b>	<b>11,352,080</b>	<b>14,453,578</b>	<b>-</b>
<b>Total Expenditures</b>	<b>1,499,199</b>	<b>12,923,636</b>	<b>11,684,900</b>	<b>36,114,153</b>	<b>36,114,153</b>	<b>10,440,974</b>
<b>Surplus (Deficit)</b>	<b>7,911,922</b>	<b>(1,536,628)</b>	<b>-</b>	<b>(24,429,253)</b>	<b>(33,021,255)</b>	<b>(7,348,076)</b>
<b>Total Ending Fund Balance</b>	<b>\$ 24,781,743</b>	<b>\$ 2,326,072</b>	<b>\$ 26,755,325</b>	<b>\$ 2,326,072</b>	<b>\$ (6,265,930)</b>	<b>\$ 19,407,249</b>

**Footnotes:**

1. Reflects actual FY 23 collected revenues and city appropriations within the city's financial system.
2. Reflects actual FY 23 collected revenues, expenditures and encumbrances in the city's financial system.

**To: CCCED Board**

**From: NACCC c/o Chairman & CEO**

**Re: NACCC Formal Request for Increased Funding Contract No. 2019-0045**

**Date: 6/23/2022**

This correspondence is to serve as an official request for increased funding for our contract, Contract No.2019-0045, per ordinance number 190009, awarded to NACCC for creating home ownership opportunities for low- and moderate-income individuals. As currently awarded our funds total \$215,000.00. Due to unforeseen circumstances and productivity issues associated with the Covid-19 pandemic, we have experienced a dramatic increase in costs for goods and services across the boards. At this juncture, with consideration to the lengthy delay in disbursement of funds that have yet to be released, we are asking for an increase in funding to meet our contractual obligations as listed in our contract. As a results-oriented organization, NACCC has worked diligently to do as much as we can with what we have. We have aligned strategic partnerships to/with critical points of assistance with our programming, however at this juncture we cannot move forward without current funds awarded being released, but we will need an increase in funding for professional services in the amount of \$35,000.00 and an additional \$100,000.00 for acquisition of structures and green spaces for community development. This request would provide \$50,000.00 total for professional services and \$300,000.00 for acquisition costs per this contract agreement. NACCC is appreciative of any consideration that can be given to our cause and request. Thank you!

Yours in Service,

Edward Bell II

*Chairman & CEO, NACCC*

Central City Sales Tax Project Updates - August 9, 2022

Project	Summary	CCED Budget	Project Budget	Lvlgd Ratio	Funds Disbursed	Est Funding Date	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%	\$ 1,221,332		Funds transferred
National Association of Construction Coop	Rehabilitation of Homes throughout the District	\$ 215,000	\$ 10,000,000	2.15%	\$ -	26-Aug	Agreement complete. Developer apply for LandBank properties.
Neighborhoods United	Rehabilitation of Homes for Disabled Veterans	\$ 313,804	\$ 627,608	50.00%	\$313,804	-	Project Complete
<b>Round 2</b>							
Project	Summary	CCED Funds	Project Budget	Lvlgd 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. Funds transfed.
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%	\$ -	TBD	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%	\$ -	TBD	Contract negotiations ongoing
Urban Neighborhood Initiative	Site work and infrastructure to construct 30 single-family home with Habitat for Humanity	\$ 250,000	\$ 1,731,600	14.44%	\$ 250,000	-	Funding Agreement Complete. Funds transfed.
Oak Park Neighborhood Association	Equity funding to support the development of 29 units of affordable housing at 38th Street and Prospect	\$ 2,950,000	\$ 8,183,550	34.21%	\$ 2,800,000	-	Funding Agreement Complete (contract amendment in process)
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%	\$ 851,334	-	Funding Agreement complete. Funds transfed on "Project 2".
Prospect Summit Duplexes	Construction of 23 townhomes at 22nd/23rd and Prospect Avenue.	\$ 2,500,000	\$ 5,653,625	33.61%	\$ -	26-Aug	The Funding and Loan Agreements drafted. Completing rezoning, PIA, 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%	\$ 1,071,586.00		Project commenced. Funds transferred to KCATA.
<b>Round 3</b>							
Project	Summary	CCED Funds	Project Budget	Lvlgd 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%	\$ 3,960,000	-	Project commenced. Funds transferred to Disburse Agent.
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.
38th Street Studio	Rehabilitation of existing building located at 3841 Agnes for office space and 5 affordable apartments	\$ 282,354	\$ 641,714	44.00%	\$ -	26-Aug	Awaiting final Funding and Disbursement Agreement drafts reviewed by developer.
The Overlook District	Site infrastructure for future 11 acre office/ mixed-use development	\$ 5,150,000	\$ 23,283,520	21.47%	\$ 5,000,000	-	Project Commenced (contract amendment in process)
Parade Park Homes	Infrastructure/demolition for new construction of 100 multi-family affordable senior apartment units	\$ 905,000	\$ 3,244,533	27.89%	\$ -	TBD	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>Round 4</b>							
Project	Summary	CCED Funds	Project Budget	Lvlgd Ratio	Funds Disbursed		Notes
Zhou B Arts	Construction of 80 units (30 1-bdrm, 50 2-bdrm, 14 affordable) and 138 space parking garage	\$ 1,500,000	\$ 44,444,418	3.38%	\$ -	19-Aug	Awaiting final Funding and Disbursement Agreement drafts reviewed KCMO legal dept.
Jerasulam Farm	Rehabilitation of existing building for mixed-use office space and two affordable apartments	\$ 250,000	\$ 406,500	61.50%	\$ -	26-Aug	Awaiting final Funding and Disbursement Agreement drafts reviewed by developer.
Ivanhoe Neighborhood Council	Rehabilitation of existing building located at 3841 Agnes for office space and 5 affordable apartments	\$ 545,000	\$ 695,000	78.42%	\$ -	26-Aug	Awaiting final Funding and Disbursement Agreement drafts reviewed by developer.
Promise Place	Site infrastructure for future 11 acre office/ mixed-use development	\$ 3,600,000	\$ 27,864,118	12.92%	\$ -	26-Aug	Funding and Disbursement Agreement drafts are currently being prepared.
Ivanhoe Neighborhood Council	Infrastructure/demolition for new construction of 100 multi-family affordable senior apartment units	\$ 1,500,000	\$ 4,863,867	30.84%	\$ -	26-Aug	Awaiting final Funding and Disbursement Agreement drafts reviewed by developer.
GEM Theatre	Multi-Family rehabilitation of Jazz Hill Apartments - 197 affordable units	\$ 783,266	\$ 2,255,403	34.73%	\$ -	-	Advanced out of committee on 08/03/2022; Will be heard by council on 08/11/2022.
Monaque Advisory	Home rehabilitation program in Santa Fe Neighborhood (\$50,000 maximum loan per home)	\$ 668,232	\$ 2,247,678	29.73%	\$ -	-	Advanced out of committee at \$275K on 08/03/2022; Will be heard by council on 08/11/2022.
<b>Total</b>		<b>\$ 43,705,491</b>			<b>\$ 24,632,043</b>		

Funding Agreement Complete

Project Complete



# Central City Sales Tax Project Reporting - June 10, 2022

Project	Summary	Pre-Funding Agreement	Bimonthly	Close-out	Report Not Submitted	Notes
<b>Round 1</b>						
Linwood Shopping Square	Renovation Retail Shopping Center			X		
MACPEN Enterprise	Construction of Child Care Center with Services - Kiddie Depot				X	
Community Builders of Kansas City	Renovation for Entrepreneur Space at 5008 Prospect			X		
Emmanuel Family & Child Development	Construction of Child care Center with Services		X			
Ivanhoe Neighborhood Council	Senior Cottages at 39th Street		X			
National Association of Construction Coop	Rehabilitation of Homes throughout the District				X	
Neighborhoods United	Rehabilitation of Homes for Disabled Veterans				X	Project is now completed and closed-out
<b>Round 2</b>						
Project	Summary	Pre-Funding Agreement	Bimonthly	Close-out	Report Not Submitted	Notes
Urban America Southpointe, LLC	Pre-development for housing project at 63rd & Prospect Ave		X			
Urban America – KC EVE, LLC	Redevelopment of Castle Building and construction of 36 homes at 20th & Vine				X	

KC Town Hall	Redevelopment of building on 36th & Indiana Ave into incubator and 3 affordable housing apartments				X	
Urban Neighborhood Initiative	Site work and infrastructure to construct 30 single-family home with Habitat for Humanity		X			
Oak Park Neighborhood Association	Equity funding to support the development of 29 units of affordable housing at 38th Street and Prospect		X			
Linwood Garden	Develop 32 housing units, community kitchen, coffee shop and exterior shelter near Linwood and Michigan.		X			
Prospect Summit Duplexes	Construction of 23 townhomes at 22nd/23rd and Prospect Avenue.				X	

Palestine Economic Dev. Corp	Construction of 39 unit assisted living facility at 35th Street and Prospect.		X			
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**Round 3**

Project	Summary	Pre-Funding Agreement	Bimonthly	Close-out	Report Not Submitted	Notes
One Nine Vine	Construction of 80 units (30 1-bdrm, 50 2-bdrm, 14 affordable) and 138 space parking garage				X	
Conrad Wright Media Building	Rehabilitation of existing building for mixed-use office space and two affordable apartments				X	
38th Street Studio	Rehabilitation of existing building located at 3841 Agnes for office space and 5 affordable apartments				X	
The Overlook District	Site infrastructure for future 11 acre office / mixed-use development				X	Reporting via TIFs disbursement agency
Parade Park Homes	Infrastructure/demolition for new construction of 100 multi-family affordable senior apartment units				X	
Jazz Hill Apartments	Multi-Family rehabilitation of Jazz Hill Apartments - 197 affordable units		X			
Santa Fe Homes	Home rehabilitation program in Santa Fe Neighborhood (\$50,000 maximum loan per home)		X			

Architectural – FedCom (re-allocation from April submission from Contingency to Architectural based on budget adjustment per Dion Lewis/Shontrice Patillo - \$500.00)

Civil Engineering - McClure Engineering: **\$68,852.03** via five (5) wires for Civil Engineering invoices: **\$30,000.00** for invoice 125403; **\$4,000.00** for invoice 126186; **\$19,037.03** for invoice 137035; **\$9,615.00** for invoice 136473; and **\$6,200.00** for invoice 126186 (balance).

Market Study – Real Property Research Group: Market Study \$4,500.00 (check issued 1/20/2022 but vendor misplaced and did not cash until 5/9/2022).

Emmanuel Family and Childcare Development Center

Fence Project – CCED

Report Narrative as of 6-10-22

To whom it may concern,

Due to supply chain issues causing delays and increased pricing, our original budget of \$500,000 to construct the sound barrier fence around a portion of the new facility is no longer feasible.

The volatility of the market has caused subs to reprice labor and materials and we are now tracking cost for the fence between \$700,000 and \$800,000.

Our team has discussed a redesign of the fence but agree that design changes would still not achieve the \$200K+ gap that is needed to bring the construction of the fence back within budget.

At this time, we are securing additional funding to fill the gap for the fence costs. We have a grant request in with another entity and will know the results of that request by the end of June 2022.

Additionally, the fence design is in with the city following the permit process. We hope to have a permit and a complete funding package by the end of June 2022.

Lastly, the developer has only paid for design services up to this point and has not requested a reimbursement from the grant since the amendment was executed. We are waiting for critical mass before requesting reimbursement to cut down on the amount of request.

Please reach out with questions

LaMar Miller

**CCED Monthly Report  
Ivanhoe Neighborhood Council  
Garfield East Senior Cottages, Contract #2019-0063  
April - May 2022**

**Activities this month include:**

- Remaining dirt remediation in the area of where AT&T poles were removed
- Panels of fencing were stolen twice – replaced once
- Received utility tap permits,
- Trusses have been fabricated and are stored off-site
- Windows shipped and are in off-site storage at GC's building
- Footing trenches installed
- Reviewed all weekly certified payrolls to ensure compliance with the prevailing wage decision and submit such payrolls and employee interview forms to the City via MYLCM system as appropriate.
- Monthly Construction Draw meeting with notification to appropriate City Departments, Architect of Record, Consultant, Developer and General Contractor.

**Completion Progress** – 25%

**Significant Problems** – Some delay due to rain and muddy conditions

**Proposed Changes to Remedy Problems** – N/A – weather related condition beyond control of contractor until the buildings are closed to the weather.

## Urban America - Southpointe, LLC

Architectural – FedCom (re-allocation from April submission from Contingency to Architectural based on budget adjustment per Dion Lewis/Shontrice Patillo - \$500.00)

Civil Engineering - McClure Engineering: **\$68,852.03** via five (5) wires for Civil Engineering invoices: **\$30,000.00** for invoice 125403; **\$4,000.00** for invoice 126186; **\$19,037.03** for invoice 137035; **\$9,615.00** for invoice 136473; and **\$6,200.00** for invoice 126186 (balance).

Market Study – Real Property Research Group: Market Study \$4,500.00 (check issued 1/20/2022 but vendor misplaced and did not cash until 5/9/2022).



**DATE:** June 8, 2022

**TO:** City of KCMO, CREO Department (ATTN: Dion Lewis)

**FROM:** Shalaunda Holmes, Director of Real Estate Development, (UNI)

**RE:** **Contract No. 2020-0101 CCED Bi-monthly Reporting  
Period April 1 – May 30, 2022**

**DELIVERY METHOD:** Uploaded via City online platform

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*(Attachment 5 of Agreement) Monthly performance narrative and financial reports to evaluate and compare Contractor's actual activities to its services and goals required under this Contract which shall contain a description of significant problems, if any, experienced by Contractor or its patrons and proposed changes to remedy those problems.*

**PERFORMANCE NARRATIVE**

Work that will utilize the CCED funds has not started. We utilized other funding sources to begin phased construction in 2020 due to not having a contract in place when anticipated sitework was to begin in summer 2020.

UNI and Habitat met with CREO staff Jarret Dillard on May 25<sup>th</sup> to conduct our pre-bid meeting to provide additional information with regards to E-Comply documentation and prevailing wage requirements.

**FINANCIAL REPORT NARRATIVE**

A budget amendment was requested in January 2022. We received the approved amendment 4/8/2022 signed the amendment on 4/15/2022. We are awaiting a final signature from the Director of Finance in order for the contract amendment to be fully endorsed. UNI has continued to reach out to Housing Dept. staff to get the status of our contract amendment with no response.



## Monthly Performance Narrative Report (Oak Park Neighborhood Association)

- Site acquisition and title cure
  - o PIEA condemnation project management
    - Appraisals have been completed
    - 60 notices are slated to be published
- Pre-construction project management
  - o Working with architect, engineer and contractors to ensure project budget is met
  - o Preparing for site demo and abatement
- Received 746k HOME allocation from KCMO housing
- Requesting additional 150k from CCED Board
- Working with tax credit investor and lenders to coordinate final sources

Once we are closed 100% on all lots, we will obtain permits for demo and environmental abatement.

## **Linwood Property, Inc. (LAMP)**

### **Central City Economic Development Sales Tax**

City Contract No. 19-0058

Project 1 – Linwood Gardens (Resident Services)

Project 2 – Shared-Use Kitchen & Coffee Shop

### **Monthly Performance Narrative Report**

**April/May 2022**

#### Project 1

reStart, Inc., the Lead Referral Agency for Linwood Gardens, continues to provide case management services for the sixteen (16) households residing at Linwood Gardens who are part of a special needs population (i.e., domestic violence survivor, homeless or in danger of becoming homeless, and ageing out of foster care), and coordinate meetings and services with all residents in Linwood Gardens.

The case manager is available to meet with residents during office hours at Linwood Gardens with a variety of morning, evening, and weekend hours to accommodate the residents. Outreach is made to all new tenants to educate them about the supportive services that are available with a focus on increasing income and employment. Monthly group activities continue and in March the case manager introduced tenants to Linwood Gardens and the services available. Next month the case manager will also hold a new tenant meet and greet.

Other services provided to residents the past two months include the following:

- a. Housing Stability
  - i. ReStart encourages every participant to complete a household budget to ensure that payment of rent and utilities is a priority. ReStart will make referrals for assistance in paying rent if tenant falls behind. The case manager will also work with each tenant to make sure they are following the rules of the lease to in order to avoid violations.
- b. Increased income and employment
  - i. ReStart has referred tenants to available employment services in the area, including ReStart's own employment specialist, FEC, Women's Employment Network, etc.
- c. Increased mainstream benefits
  - i. ReStart is working with tenants to complete applications for applicable benefits such as SSI, SNAP, WIC, etc.
- d. Physical and Mental health services
  - i. ReStart has referred tenants to health services in the area, including Truman, ReDiscover, Swope, etc.

### *Challenges*

The biggest challenge to-date has been the inability to provide case management services to all 32 households at Linwood Gardens, and not just the 16 households are part of a special needs population. ReStart is examining what the cost would be to expand the program, and Linwood Property, Inc. will look at other funding options in addition to the current grant awarded from Central City Economic Development.

### Project 2

In April and May LPI's architect, Scott Associates, held several more meetings with representatives of the LAMP tenants and LPI's Board of Directors to determine programmatic and design needs, and to review preliminary construction documents. Permit submissions are now expected in June. A bidding process will take place in July with approval of a construction contract expected in September. Construction is expected to be completed by the end of the year.

### *Challenges*

None to date.

## Palestine Legacy Residences

### June 2022 CCEDST Monthly Report

The next phase of Palestine Village will be Palestine Legacy Residences (PLR), a new 39-bed assisted living facility to be located on the northeast corner of Prospect and 35<sup>th</sup> Street. This facility will fill a void in central Kansas City by providing well-designed, modern and affordable assisted living care to senior residents. Recognizing this demand, the Missouri Health Care Facilities Review Committee has awarded PLR the required State Certificate of Need.

Most assisted living available in central Kansas City is in crowded marginal, converted single-family homes. At the same time, most seniors in this community cannot afford the \$6,000+ per-month fees in newer, suburban facilities. By limiting debt at PLR, we will be able to offer extraordinary care at per-month fees between \$1,800 and \$3,500.

The city of Kansas City has committed \$2,288,008 from the Central City Economic Development Sales Tax to PLR. Utilizing \$1,072,750 of this funding, PEDC has executed an agreement with the KCATA to use its land assembly powers to acquire the 5 parcels not yet controlled by PEDC. This allocation will also fund environmental assessments, environmental remediation, the demolition of obsolete and vacant buildings, and advancing architectural plans.

Through its legal counsel, KCATA has received appraisals on 4 properties and has initiated negotiations with the private owners regarding acquisition. The fifth property is owned by the Kansas City Homesteading Authority. KCATA has made a presentation to the Authority and is following their transfer procedures.

The acquisitions should be completed in the third-quarter of 2022 with demolition and environmental remediation completed by the end of 2022.

As part of this activity PEDC has authorized its architect, Scott Associates, to prepare plans for a phased development scenario. This plan would create the full common care facilities (kitchen, offices, nursing station, etc.) while having 18 beds as the first operating wing. This strategy could allow the PLR project to commence construction in the latter part of 2022 with some initial philanthropic support.

PEDC has been pursuing local and national philanthropic organizations for the remainder of the estimated \$6.7mm development cost. A new contact with the Ina Calkins Foundations will seek operational subsidies and leverage applications to the Health Forward and Maybee foundations.

A disbursement request for \$36,250.65 was submitted to the city on 4/14/2022. No funds have been received from the city as of 6/10/2022. As a result there are no revisions to the Budget Report.

June 10, 2022

Neighborhoods and Housing Services  
City of Kansas City, MO  
4400 Blue Parkway, 2<sup>nd</sup> Floor  
Kansas City, MO 64130

RE: Jazz Hill CCED Reporting

Flaherty & Collins and Twelfth Street Heritage Development Corporation are eagerly anticipating closing and beginning construction of Jazz Hill Apartments. Our team is working through the closing process with MHDC and our investors and lenders as well as obtaining the remaining local approvals for the project to start. At this time, we expect to close July 26th and have a 16-month construction period with completed buildings and units being delivered through the construction term.

Our contractor, Centric, is currently in the process of finalizing the CUP, which will then be set up in the B2Gnow and eComply systems.

We look forward to getting started and bringing this great renovation to the community.

Sincerely,



Drew Rosenbarger, VP of Development  
Flaherty & Collins Properties



June 12, 2022

Jane Brown, Director  
Department of Housing and Community Development  
24th floor of City Hall, 414 E. 12th Street  
Kansas City, MO 64106

Re: Santa Fe Area Council HIP Program Progress Report

Dear Ms. Brown:

I would appreciate it if this letter could serve as an update on the progress of the HIP Program funding we received from the CCED and the Maintenance Reserve Fund to support our rehab program.

Santa Fe Area Council is working hard to renovate the large historic homes in our neighborhood area. We have contracted with Westside Housing Organization to provide minor home repair services for our residents. We know that our existing program, funded by the Central City Economic Development Sales Tax and the Maintenance Reserve Fund, will not fully address the home repair needs for our community. We will be looking for additional resources.

To date, we are assessing the first five homes based on our required process per contract and developing a scope of work. When that is completed, we will obtain a signed note, deed of trust and title report that is in line with the requirements of our agreement. We hope to begin the rehab process by month end. All required reports will be completed and uploaded in your systems as requested.

If you should have any questions, please contact me at (816) 665-7794. Thank you in advance for your consideration.

Sincerely,

Marquita Taylor, MBA  
Santa Fe Area Council

## MEMORANDUM

TO: Central City Sales Tax Commission

FROM: Linwood Shopping Center Redevelopment Company, LLC

DATE: June 16, 2022

RE: Summary of results of the redevelopment of the Linwood Square Shopping Center

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The purpose of the redevelopment of the Linwood Square Shopping Center was to develop Class A commercial retail space in the heart of the central city that would provide (i) essential goods and services to residents of the central city, (ii) both short-term and long-term employment for residents within the central city, and (iii) the substantial removal of blight in the heart of the central city. As a result of the renovation, the shopping center now has a new façade, new HVAC, parking lot overlay, new store fronts, new security roll-downs, new roof, interior and exterior LED light fixtures, a new parking lot, new curbs and sidewalks and is partially powered by solar panels. The shopping center now has eight (8) national tenants that employ residents from the neighborhood as well as a health care provider that provides expanded health care services to elderly, Medicaid patients in the community. Additionally, the shopping center is home to five (5) minority-owned businesses. Tenants within the center also provide a range of services from clothing/retail, health care services, eye glasses, tax preparation services and will soon house a minority-controlled credit union. This center is no longer a blight on the community and serves as an economic stimulator for the central city.

Close-Out Report

5008 Prospect – CCED Renovations  
2019-0012

The project was completed in accordance with the Contract. All work was inspected by City authorities related to the permit as well as City Staff monitoring the CCED contract.

All contractors have been paid in full, as evidenced by the Final Lien Waiver.

CBKC