



# 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, December 13, 2022  
12:15 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. Minutes
4. Treasurer's Report
5. Consultant's Report
6. Project Report
7. Administrative Services Update
8. Other Business
9. 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.

## 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 November 8, 2022 Board Meeting

<b>Board Members Present</b>	Melissa Patterson-Hazley, Vice Chair Kenneth Bacchus, Treasurer Makini King, Board Member
<b>Consultants Present</b>	Ricardo Kisner, HLDC Lelia Allen, HLDC
<b>City of KCMO Staff Present</b>	Kyle Elliott, Housing and Community Development Department Dion Lewis, Housing and Community Development Department Eric Clevenger, Finance Department Emalea Black, Law Department Angela Eley, City Planning & Development
<b>Community Members Present</b>	Martha Kyalo, Center for Neighborhoods KC (UMKC) Ashley Sadowski, Building Energy Exchange KC Jonathan Arnold, Arnold Development Group

Call to Order:

Vice Chair Patterson-Hazley called the meeting to order at 12:04pm.

Public Comment: The Vice Chair Patterson-Hazley opened the floor for public comments, no comments or questions were made from the public.

Net Zero Housing Presentation: Ashley Sadowski-Building Energy Exchange KC presented on how to capitalize on unprecedented opportunities in Kansas City using funding to update buildings. Ashley provided information on the Energy and Efficiency Investment Fund for energy efficient upgrades. Jonathan Arnold-Arnold Development Group presented on Passive House: Cost Effective Energy Efficiency and capitalizing on energy savings.

Treasurer’s Report: Board Member Bacchus and Eric Clevenger provided an overview of the financial statement (FY 23). Board Member Bacchus moved to approve the financial statement report. Board Member King seconded the motion. The motion passed with a vote of 3-0 (Patterson-Hazley, Bacchus, King).

Approval of Minutes: Vice Chair Patterson-Hazley asked for a motion to approve the October 11, 2022 minutes as presented. Board Member Bacchus moved the motion. Board Member King seconded the motion. The motion passed with a vote of 3-0 (Patterson-Hazley, Bacchus, King).

Consultant’s Report: Ms. Allen with HLDC presented enhanced changes to the RFP applications based on round 4 applications and board members recommendations. Ms. Allen will be presenting the RFP report/recommendations at the next board meeting on December 13, 2022.

Project Update: City Staff Member Lewis provided an overview of the CCED projects. RFP applications will be updated based on recommendations and accurate data collection. Vice Chair asked for a motion to approve the RFP changes made by HLDC and City Staff member. Board member Bacchus moved to motion. Board Member King seconded the motion. The motion passed with a vote of 3-0 (Patterson-Hazley, Bacchus, King).

Adjourn: Vice Chair Patterson-Hazley asked for a motion to adjourn the meeting. Board Member King moved the motion. Board Member Bacchus seconded the motion. The motion passed with a vote of 3-0 (Patterson-Hazley, Bacchus, King). The meeting adjourned at 1:08 pm.

**Central City Economic Development Sales Tax Fund #2200**  
**Comparison of Revenues, Expenditures**  
**and Change in Fund Balance**  
**As of November 30, 2022**

	Actual	Actual	Adopted	Projected	Activity to	Actuals to
	FY 2020-21	FY 2021-22	FY 2022-23	FY 2022-23	Date <sup>1</sup>	Date <sup>2</sup>
	FY 2020-21	FY 2021-22	FY 2022-23	FY 2022-23	FY 2022-23	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	7,488,055	7,488,055
Miscellaneous Income	57,357	4,857	56,000	56,000	27,833	27,833
<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>\$7,515,888</b>	<b>\$7,515,888</b>
<b>Expenses</b>						
Wages	61,488	67,616	77,506	77,506	77,506	48,604
Benefits-Insurance-Health-FICA	19,640	23,792	33,774	33,774	33,774	20,465
Pension	9,986	13,332	15,523	15,523	15,523	8,627
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>77,697</b>
Training/Meeting/Phone/Network Charges	1,138	-	7,525	7,645	7,645	7,107
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	7,671
<b>Meeting and Other Related Expenses Subtotal</b>	<b>1,411</b>	<b>2,532</b>	<b>21,475</b>	<b>25,075</b>	<b>25,075</b>	<b>19,057</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	1,246,039	1,096,039
Linwood Gardens (Round 2 Recommendation)	-	402,138	-	747,862	747,862	397,862
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>8,385,532</b>	<b>4,139,762</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	-	912,240	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>6,449,594</b>	<b>6,299,594</b>	<b>4,822,240</b>
21 Vine Live (Round 4 Recommendation)	-	-	-	-	-	-
Heroes Home Gate (Round 4 Recommendation)	-	-	-	1,500,000	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)	-	-	-	275,000	275,000	-
Promise Place (Round 4 Recommendation)	-	-	-	3,600,000	3,600,000	-
Zhou B Art Center (Round 4 Recommendation)	-	-	-	1,500,000	1,500,000	1,500,000
<b>Round 4 Funding Subtotal:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,670,000</b>	<b>7,670,000</b>	<b>1,500,000</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>23,286,151</b>	<b>23,136,151</b>	<b>11,243,027</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>12,378,459</b>	<b>12,528,459</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>11,637,447</b>
<b>Surplus (Deficit)</b>	<b>7,911,922</b>	<b>(1,536,628)</b>	<b>-</b>	<b>(24,429,253)</b>	<b>(28,598,265)</b>	<b>(4,121,559)</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>\$ (1,842,940)</b>	<b>\$ 22,633,766</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.

# CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX DISTRICT NEIGHBORHOOD PRESERVATION REQUEST FOR PROPOSALS (RFP) ROUND 5

## OVERVIEW

In 2017, Kansas City voters took a bold step to spark development and redevelopment in the Central City by approving a one-eighth-cent sales tax designated to support economic development. It is the charge of the five-member Central City Economic Development Sales Tax Board to provide recommendations to the City Council for expending such a sales tax revenue. This Board reviews, evaluates, and recommends proposals to use sales tax funds for economic development within the Central City Area.

The Central City Area is located on the east side of Kansas City, MO. The area's boundaries are defined on the north by 9th Street, the south Gregory Boulevard, the east at Indiana Avenue, and the west by Paseo Boulevard.

## PURPOSE

In October 2020, the CCED Board approved its 2020 – 2027 strategic plan which adopted the following overarching economic development goals:

1. Create organizational capacity to accomplish goals and projects,
2. Foster and maintain diverse and sustainable neighborhoods,
3. Create and expand employment opportunities,
4. Create opportunities for access, equity, and shared prosperity,
5. Enhance opportunities for small and minority-owned business development

For this RFP, proposals should address the second goal of fostering and maintaining diverse and sustainable neighborhoods. To this end, applicants' **proposals MUST focus on Neighborhood Preservation**. This means the Board will:

- a) Prioritize funding for the construction of mixed-income housing of various types.
- b) Implement a blight and clearance initiative and redevelop formally blighted parcels for new housing.
- c) Prioritize funding of housing proposals for construction of new housing and the preservation of owner-occupied housing, and
- d) Preserve existing rental housing as appropriate.

## ELIGIBLE APPLICANTS

Non-profit organizations, neighborhood groups, developers, and individuals are eligible to apply for funding to implement economic development activities targeted at removing blight within specific geographic areas of the Central City District.

## **ELIBIBILITY REQUIREMENTS**

All submissions must include the following

- a) Verification of tax-exempt status (IRS determination letter, preferred), if applicable
- b) Organizational chart
- c) Financial plan and financing commitments
- d) Most recent annual audit, if applicable
- e) Name, address, and telephone number of the organization submitting the proposal
- f) Name and telephone number of the organization's CEO or principal
- g) Tax Identification Number (TIN)
- h) Dun and Bradstreet Number (DUNS), if applicable
- i) Contact information (telephone number, fax number and email address) for the individual completing the proposal.
- j) Project Name and Location
- k) Congressional District
- l) City Council District
- m) Signature of CEO and date signed
- n) Map showing the location of the project
- o) Proposal includes a "shovel ready" design

## **PROPOSAL NARRATIVES** (not to exceed 5,000 words)

Proposals **MUST** address each section below.

### **I. Project Need**

This section of the proposal shall address the extent to which there is a need for applicant's proposed project and goal of the project. It should include documented information that supports the condition that exists and how the proposal addresses the condition. There must be a direct and substantial relationship between the proposed project, any applicable KCMO Area Plan, the CCED Strategic Plan, and documented community needs. Projects should enhance and stimulate additional development in the Central City Area.

### **II. Project Summary/Description**

The project summary should describe the objectives to be accomplished, activities to be implemented to build the project, and desired outcomes of the project. The outcome performance goal(s) need(s) to be specific, measurable, realistically attainable, relevant, and time-bound. The description should further identify the number of persons expected to be served, the details of the project, its location, the population to be served, and the benefits the target population will receive from the anticipated outreach efforts.

### **III. Project Management**

This description should specify the steps to be taken to implement the project and include an attached timeline that designates monthly milestones, identifying tasks,

persons responsible to run the project and collect data and the start and completion dates. Also, required is a history of applicant's experience and success or history with this proposed project or one of a similar nature.

This description should also identify methods to be used to document activities, progress, and project effectiveness. It should furthermore anticipate any potential barriers to implementing the project and means to overcome these barriers, explain how the applicant will proceed with the changes, include specific, measurable, realistically attainable, relevant, and time-bound goals, specific quantifiable outcomes and describe any evaluation tools or methods to be used in measuring the project's achievement.

**IV. Project Readiness**

To be considered for CCED Round 5 funding, the project should be "shovel ready" meaning that CCED is the only gap financing needed to begin construction.

Projects with gap financing from other sources in the pipeline, in addition to CCED, may be considered for funding, with an affidavit from the applicant, asserting that the project will begin construction no later than one year from the date of City Council approval of the project. The City reserves the right to terminate proposed projects that do not begin construction within one year and Project and Contractor will forfeit the CCED funds awarded.

**V. CCED Strategic Plan Goal and Tactics**

This section requires applicants to indicate which Strategic Plan tactics listed under Eligible Activities the proposed project most consistently aligns with.

**VI. Project Budget**

The budget description must include the project's financial plan and matching funding. The project's proposed line-item budget must specify all revenue sources, personnel/operating costs, and its entire cost. The budget must include a contingency line to support unforeseen issues that may arise. The applicant must attach approved financing agreements for each revenue source, i.e., MHDC, PIAC, LITHC and others.

**VII. Project Sustainability**

Applicants must describe the long-term sustainability of the project and specify how it will improve the quality of life and increase the social capital for all CCED residents.

**VIII. Key Personnel**

Applicants must identify key personnel which may include, but not be limited to the Developer, Architect, General Contractor, Attorney, Accountant, Consultant(s) and Nonprofit partners and their backgrounds, a description of each team member's roles and responsibilities in the project, team member's experience and their role in similar prior development projects including date, type, and location of prior project (s).



Applicants are encouraged to include City certified local small and minority-owned businesses as team members.

Identify the Key Employees who are likely to be assigned to this contract if your proposal is selected. NOTE: Key Employee(s) must be committed to the contract duration and may not be removed or substituted without the City's prior written consent. For each Key Employee, provide a resume and/or summary with at least the following background information:

- a. Description of relevant experience
- b. Years of employment with the business/firm
- c. City and State of residence
- d. State time commitment on other accounts/projects
- e. Applicable professional registrations, education, certifications, and credentials.

Please comment on the ability of your business/firm to sustain the loss of Key Employee(s).

Provide a staffing plan for the contract including the locations of the positions.

Provide an organizational chart for the assigned staff.

**IX. Experience**

Include a list of the five (5) most relevant or comparable contracts completed by your business/firm during the past five (5) years. For each listed contract, provide a narrative that includes:

- a. The assigned project personnel
- b. Scope of services provided
- c. Dollar amount of the contract
- d. Contractual performance standards versus actual performance
- e. The contracting entity's contact person, email address, cell phone number and office telephone number
- f. Summary of how your business/firm delivered services
- g. Pricing and contractual compensation terms

**IX. PROPOSERS REFERENCE FROM CLIENTS**

Proposers are required to provide three (3) client references, including contact information, for similar projects that the Proposer has completed within the past five (5) years.

General information should include the following:

The Proposer

1. Name of Proposer
2. Subcontractor/Third Party, if applicable
3. Product or Service

Reference Check Information

1. Business/Firm Name
2. Business/Firm Address
3. Contact Name
4. Contact Title
5. Cell telephone number
6. Office telephone Number
7. E-mail Address
8. A copy of your most recent relevant ongoing public contract
9. A list of all public contracts entered into for the last three (3) years and include the dollar amount, summary of the scope of services, contract terms, public owner's contact person, email address, cell and office telephone numbers.

## **ELIGIBLE ACTIVITIES**

As stated above, eligible activities must be consistent with the goals, objectives, and tactics of Goal 2 of the Central City Economic Development Sales Tax Board Strategic Plan 2020-2027. A summary of the objective for Goal 2 is to significantly increase for the period 2020 to 2027, the number of new single-family and multi-family housing units previously developed over the past 10 years.

The specific tactics to achieve this objective are the following:

Goal 2:

- a) Prioritize funding for the construction of mixed-income housing of various types,
- b) Implement a blight and clearance initiative and redevelop formally blighted parcels for new housing,
- c) Prioritize funding of housing proposals for construction of new housing and the preservation of owner-occupied housing, and
- d) Preserve existing rental housing, as appropriate.

Applicants should submit proposals directly related to the following five (5) activities deemed eligible by the Board for the purposes of this RFP. They are as follows:

1. Blight Elimination

Elimination of substandard structures that can provide residential or non-residential development aimed at removing dangerous buildings, minimizing code violations, and reducing vacant and overgrown lots.

2. Affordable Housing  
Acquisition, rehabilitation, and construction of private and public residential properties that remain financially accessible to residents.
3. Community Facilities  
Acquisition and rehabilitation of community facilities that will benefit Central City residents or that eliminate an isolated or stand-alone blight.
4. Other Economic Development Activities  
Commercial/Industrial rehabilitation projects that otherwise meet the goal of fostering and maintaining diverse and sustainable neighborhoods.
5. Technical Assistance  
Technical assistance includes, but is not limited to, financial consultation, permits/licenses, zoning infrastructure, business relations/relocation/expansion, security improvements, capacity building, general business services, and marketing/promotion assistance related to economic development and aimed at fostering and maintaining diverse and sustainable neighborhoods.

Activities not specifically identified as eligible above will be considered ineligible for this RFP. Ineligible activities include, but are not limited to the following:

1. Demolition without a designated goal of redevelopment,
2. Buildings used predominantly for the general conduct of government and other general government expenses,
3. Political activities,
4. Purchase of motor furnishings, motor vehicles and equipment,
5. Operating and maintenance expenses, including the repair of public facilities and improvements,
6. Income payments, and
7. Improvements to buildings used for religious activities.

## **PROPOSAL REQUIREMENTS**

Funding of CCED economic development activities will be awarded according to alignment with the CCED Strategic Plan Goal 2 and the evaluation criteria described in this RFP. In addition, proposals are required to provide, as applicable, the following:

1. Proof of land ownership
2. Identification and contact information for the organization's board members
3. A resolution by the board of directors authorizing the submission of a proposal
4. Organization bylaws
5. A matrix of jobs generated by the project (part time and full time)
6. Verification the project is in the Central City

7. Assurance that the project will redevelop vacant lots or assurance that the project will rehabilitate existing substandard houses
8. Project underwriting and subsidy layering review
9. Identification of the number of housing units rehabilitated, new affordable housing units constructed, or the number of existing affordable housing units rehabilitated
10. Energy efficient enhancements
11. Stormwater enhancements
12. Universal design
13. Evidence of project support by the neighborhood and/or community
14. Soundness of the project approach
15. Resources to be leveraged
16. Sustainability
17. Prior performance
18. Project management
19. Measurement for achieving results and evaluating project/program
20. Transit-oriented development

## **EVALUATION CRITERIA**

Any evaluation criteria or weighting of criteria is used by the Board only as a tool to assist the Board in selecting the projects it selects to recommend to the City Council. The Board may change criteria and criteria weights at any time. Evaluation scores or ranks do not create any right or expectation to the requested funding, regardless of any score or ranking given to any Proposer.

**(NOTE: ANY PROPOSED PROJECT THAT INCLUDES A RETAIL COMPONENT MUST BE LOCATED WITHIN A HISTORIC DISTRICT DESIGNATED AS SUCH, PURSUANT TO STATE OR KCMO ORDINANCE. ANY PROPOSAL THAT INCLUDES A RETAIL COMPONENT LOCATED OUTSIDE A HISTORIC DISTRICT MAY RESULT IN THE PROPOSAL BEING REJECTED.)**

## **DISCLOSURE OF PROPRIETARY INFORMATION; SUNSHINE LAW**

A proposer may restrict the disclosure of scientific and technological innovations in which it has a proprietary interest, or other information that is protected from public disclosure by law, which is contained in the proposal by following these instructions:

- I. identifying each page of each such document prominently in at least 16-point font with the words "Proprietary Information"
- II. provide each page of each such document on a different color paper than the paper on which the remainder of the Proposal is provided; and
- III. segregating each page of each document in a sealed envelope, which shall prominently display, on the outside, the words "Proprietary Information" in at least 16-point font, along with the same name and address of the Proposer.

If access to documents marked "Proprietary Information", as provided above, is requested under the Missouri Sunshine Law, the Board will notify the Proposer of the request, and it shall be the burden of the Proposer to establish that such documents are exempt from disclosure under the law. The Board may elect to treat all Proposals and documents and meetings relating thereto as closed records or meetings under the Missouri Sunshine Act until funding contracts have been executed with the selected Proposers, or until all Proposals are rejected. Notwithstanding the foregoing, in response to a formal request for information, the Board reserves the right to release any documents if the Board determines that such information is a public record pursuant to the Missouri Sunshine Law.

## **DISCUSSIONS AND NEGOTIATIONS WITH PROPOSERS**

The Board in its sole discretion may do any or all of the following:

- (a) Evaluate proposals and award a contract with or without presentations, discussions, or negotiations with any or all of the Proposers:
- (b) Discuss and negotiate anything and everything with any Proposer or Proposers at any time:
- (c) Request additional information from any or all Proposers:
- (d) Request a Proposer or Proposers to submit a new Proposal:
- (e) Request one or more best and final offers from any or all Proposers:
- (f) Accept any Proposal in whole or in part:
- (g) Require a Proposer to make modifications to their initial Proposals:
- (h) Make a partial award to any or all Proposers:
- (i) Make a multiple award to any or all Proposers:
- (j) Terminate this RFP at any time and reissue and amended RFP or new RFP.

### **Rejection of Proposals**

The Board reserves the unconditional right to reject any and all proposals received in response to this RFP at any time prior to the City executing a contract that meets the requirements of Section 432.070 RSMo, the City Charter and all applicable City Ordinances.

## **CONTRACTING REQUIREMENTS**

Selected proposers must adhere to certain contracting requirements applicable to City-funded projects. These requirements include the following:

- a. Current copy of Annual or Biennial Registration Report filed with the Missouri Secretary of State
- b. Current Certificate of Good Standing issued by the Missouri Secretary of State
- c. Statement of "Public Good" or "Public Purpose" for proposed use of City funds
- d. Insurance Certificate with the City of Kansas City Missouri as an Additional Insured
- e. Insurance policies must cover bodily injury, property damage liability, auto, builders' risk, commercial/comprehensive liability, professional liability/error and omissions, property insurance and worker's compensation

- f. Signed Non-Debarment Certification
- g. Signed Employee Eligibility Verification Affidavit
- h. E-Verify Memorandum of Understanding
- i. DUNS number
- j. Vendor ACH Form, including a W-9 for both the developer and disbursement agent
- k. Wiring instructions for the disbursement agent
- l. MBE/WBE Program. The Board and City desire that Minority Business Enterprises (“MBE”) and Women’s Business Enterprises (“WBE”) have a maximum opportunity to participate in the performance of any projects selected for funding. The City’s Civil Rights and Equal Opportunity Department is responsible for establishing MBE/WBE goals and, although goals have not been set at this time, any Proposer requesting funding in excess of \$300,000.00 should anticipate that MBE and/or WBE participation may be required pursuant to Chapter 3, Article IV, Division 2 of the Code of Ordinance for the City of Kansas City, Missouri. Even if not ultimately required by law, Proposers should be mindful that the Board and City encourage the use of MBE/WBE whenever possible.
- m. Construction Workforce Program. For projects with a construction component, a good faith effort to achieve construction employment goals of ten percent (10%) minority participation and two percent (2%) female participation of the total hours worked on the project will be required pursuant to Chapter 3, Article IV, Division 3 of the Code of Ordinance for the City of Kansas City, Missouri. Selected proposers will be expected to cooperate with the Human Relations Department with reporting its subcontractors’ (which includes the general contractor) construction employment employees and the hours of those employees.
- n. Prevailing Wage. Selected proposers shall comply with the Prevailing Wage requirements of Section 290.220 of the Missouri Revised Statutes.
- o. Payment Bond and Performance Bond will be required for contracts that exceed \$50,000.00.
- p. Employee Eligibility Verification. If a selected proposal results in a contract award exceeding five thousand dollars(\$5,000.00), the Proposer will be required execute and submit an affidavit, in a form prescribed by City, affirming that Proposer does not knowingly employ any person in connection with the project who does not have the legal right or authorization under federal law to work in the United States as defined in 8 U. S. C. § 1324a(h)(3). Proposer shall attach to the affidavit documentation sufficient to establish its enrollment and participation in an electronic verification of work program operated by the United States Department of Homeland Security (E-Verify) or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986.

Selected proposers shall submit the above-described affidavit and attachments to the City prior to execution of any contract, or at any point during the term of the contract if requested by City. Proposer may obtain additional information about E-Verify and enroll at [www.dhs.gov/xprevprot/programs/gc\\_1185221678150.shtm](http://www.dhs.gov/xprevprot/programs/gc_1185221678150.shtm).

## **PROPOSAL FEE**

The administrative fee equal to one percent (1%) of the funding request, not to exceed \$2,500.00 payable to the City of Kansas City, Missouri in the form of a check or money order. The failure to submit the non-refundable administrative fee, or submission of a check or money order which is dishonored when presented for payment, may result in a proposal being rejected.

An administrative fee is not required for nonprofit organizations or neighborhood associations that will have an equity stake in the project.

## **PRE-PROPOSAL CONFERENCE**

A pre-proposal conference will be held on **date, time, and location**. The pre-proposal conference will include a review of the information contained in this RFP and provide an opportunity for questions and answers. The CCED will also accept proposals from developers and organizations that are not represented at the pre-proposal conference.

## **QUESTIONS**

All questions regarding this RFP must be submitted in writing. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to this RFP. Oral or other interpretations or clarifications shall be without legal effect. Submit written questions to the following staff person:

Dion Lewis, Administrative Officer  
Housing and Community Development  
City of Kansas City, Missouri  
414 East 12<sup>th</sup> Street, 24<sup>th</sup> Floor  
Kansas City, Missouri 64106  
Email address: [centralcitysalestax@kcmo.org](mailto:centralcitysalestax@kcmo.org)

## **SUBMISSION OF PROPOSALS**

Proposals must be submitted online to [centralcitysalestax@kcmo.org](mailto:centralcitysalestax@kcmo.org) no later than **[date]** at 12:00 pm (Central). The Board reserves the right to change or extend the submission date and time for any reason.

## **LATE PROPOSALS**

The Board in its sole discretion may consider proposals received by the Board after the proposal due date if: (1) the proposal is sent via U.S. Postal Service common carrier or contract carrier, by a delivery method that guarantees the proposal will be delivered to the

Board prior to the proposal due date; or (2) if the proposal is submitted by mail, common carrier or contract carrier it is determined by the Board that the late receipt was due to the U.S, postal Service, common carrier or contract carrier; (3) the proposal is timely delivered to the Board, but the proposal is at a different location than that specified in this RFP; or (4) if the Board extends the due date after the deadline for force majeure event that could potentially affect any or all Proposers meeting the deadline; or (5) the Board has not opened any of the proposals; or (6) it is in the best interest of the Board to accept the proposal.

#### **CHANGES IN THE RFP**

- (a) After this RFP is issued, the Board in its sole discretion, may change everything or anything contained in this RF at any time including after the Proposal due date. If the change is prior to the proposal due date, the Board reserves the right, when considered necessary or appropriate, to modify this RFP.
- (b) If the Board shall amend this RFP after the proposal due date, the Board may, in its sole discretion, solicit new proposals in an amended RFP from anyone or everyone regardless of whether a person submitted a proposal in response to the original RFP.

#### **CHANGES IN EXECUTED CONTRACT AND ADDITIONAL WORK**

- (a) After the City executes a contract in accordance with the requirements of Section 432. 070.RSMo, the City Charter and City Ordinances, the City may, in its sole discretion, amend the contract to change anything or everything associated with the contract as long as such change is in the interest of the city and as long as the Contractor agrees to the change.
- (b) The City, in its sole discretion, may award additional contracts for related work or subsequent Project phases to the selected Contractor.
- (c) The City, in its sole discretion, may extend the terms of the contract with the selected Contractor notwithstanding the expiration of the initial term or any subsequential term or all options to renew, until the City has a new contract in place with either Proposer or another provider or until the city terminates the Contract.

#### **PROPOSER SOLELY RESPONSIBLE FOR ALL COSTS**

Regardless of the amount of time, effort, cost and expense incurred by a Proposer in Proposer's attempt to win this Bord contract, Proposer agrees that Proposer shall be solely responsible and liable for any and all costs incurred by Proposer. The Board shall have no liability or responsibility for any Proposer's costs or expenses.

#### **OWNERSHIP OF PROPOSALS**



By submitting its Proposal, Proposer hereby agrees that Proposer's Proposal and any supplementary material submitted by the Proposer shall become property of the Board and the City.

### **CLOSED RECORDS**

All proposals including interviews, presentations and documents and meetings relating thereto may remain closed records or meetings under the Missouri Sunshine Law until a contract is executed or until all Proposals are rejected by the City. If the City amends this RFP, Proposals submitted in response to the original RF may remain closed records until a contract is execute or all proposals submitted in response to the amended RFP are rejected. Proposals shall remain closed records even if the Board or the City mistakenly informs all Proposers that it is rejecting any and all Proposals prior to amending the RFP as long as the City intends to amend the RFP and resolicit Proposals.

### **QUALITY SERVICES ASSURANCE ACT**

If this contract exceeds \$160,000.00 CONTRACTOR certifies CONTRACTOR will pay all employees who will work on this Contract in the city limits of Kansa City, Missouri at least \$15.00 per hour in compliance with the City's Quality Services Assurance Act, Section 3-66, Code of Ordinance or City has granted CONTRACTOR an exemption.

### **ANTI-DISCRIMINATION AGAINST ISRAEL**

If this Contract exceeds \$100,000.00 and CONTRACTOR employs at least ten employees, pursuant to Section 34.600, RSMo, by executing this Contract, CONTRACTOR certifies it is not currently engaged in and shall not for the duration of this contract, engage in a boycott of goods or services from the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel: or persons or entities doing business in the State of Israel.



**CENTRAL CITY**  
ECONOMIC DEVELOPMENT

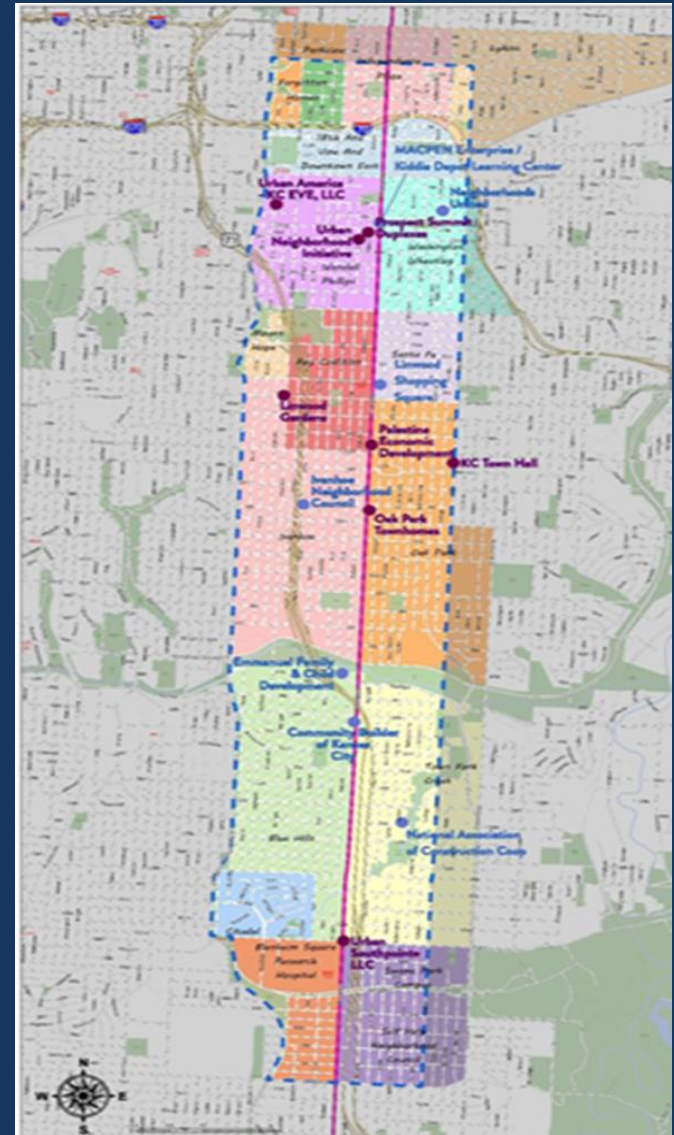
# Inception – to Date\* Status REPORT



*\*2017 Through October 2022*

# TABLE OF CONTENTS

	Page #
Results at a Glance	3
Introduction and Overview	6
A Letter from the Board	8
Central City Economic Development Sales Tax Board	9
Governance Structure	10
Central City's Boundaries	11
Timeline: <i>In Three Phases</i>	12
Mission and Vision Statements	14
Strategic Plan Highlights	15
Accomplishments	17
Funding from Other City (Non-CCED) Sources	21
Status of Projects	23
Project Statistics	33
Performance Scorecard	37
Financial Information	42
Project Cost Analysis	44



# RESULTS AT A GLANCE:

April 2017 to October 2022



**\$18.4 million** in catalytic investment from other City sources



**\$41.2 million** in Sales Tax dollars awarded for 29 development projects

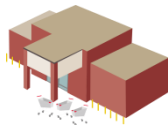
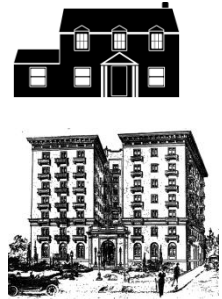
**727\*** total new and renovated residential units planned

Central City Economic Development Corporation



**\$6.7 million** investments in infrastructure projects

**569\*** new and renovated affordable residential units planned



**226,000 square feet** of new and renovated commercial space

**\$414.0 Million** of **TOTAL** economic development investment

**\$1.4 million** awarded for Minor Home Repair projects



**\*Of the total 727 units, 569 or 78% are affordable.**

# RESULTS AT A GLANCE:

## Overview of All Projects

### ROUNDS 1 , 2, 3, and 4 Project Status at October 31, 2022



■ Project Not Started

■ Funding Agreement Finalized

■ Project Started

■ Project Complete

# RESULTS AT A GLANCE:

## Overview of All Projects

		Funding Round #1	Funding Round #2	Funding Round #3	Funding Round #4	OVERALL
<b>Strategic Plan</b>	<b>Primary Strategic Plan Goal</b>	<b>GOAL #2 - Foster and Maintain Diverse and Sustainable Neighborhoods</b>				
<b>Project Status</b>	<b>Project Status as of October 31, 2022</b>					
	<b>Projects Complete</b>	5				5
	Projects Started	1	5	5	1	12
	Funding Agreement Finalized	1	1			2
	Project Not Started		3	2	5	10
	<b>Totals</b>	<b>7</b>	<b>9</b>	<b>7</b>	<b>6</b>	<b>29</b>



# INTRODUCTION AND OVERVIEW

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The Central City Economic Development Sales Tax (CCED) is a grass-root and civic engagement effort to create a dedicated revenue source to address economic development activity on the east side of Kansas City, Missouri. The **Urban Summit, Southern Christian Leadership Conference of Kansas City, and Freedom Inc.** were three organizations who were key in helping to organize and lead the effort of collecting sufficient signatures to garner a citizen initiative petition.

## THE SPECIAL ELECTION

In a special election on January 12, 2017, the Kansas City Council voted to place the sales tax initiative on the ballot in Kansas City, Missouri. Voters had the opportunity to vote for or against instituting an 1/8 percent sales tax for 10 years. The purpose of this initiative was to fund economic development projects in the Central City. The ballot initiative was approved on April 4, 2017 by 60% of the voters. The tax has been generating approximately \$10 million annually, and is being used for **Economic Development, Job Creation, Neighborhood Renewal, and overall Crime Reduction.**

## AREA BOUNDARIES

**“Central City”** is bounded by 9th Street on the north, Gregory Avenue on the south, The Paseo on the west, and Indiana Avenue on the east.

# INTRODUCTION AND OVERVIEW

---

## BOARD OVERSIGHT

On November 14, 2017, a four-member Central City Economic Development Sales Tax (CCED) Board was sworn into office. The CCED Board's primary roles are:

- ❑ **Administration of funds for economic development projects**
- ❑ **Designation of a Central City economic development area**
- ❑ **Obtaining public feedback to guide in Board decision-making.**

## PRIMARY PURPOSE

The primary purposes of the sales tax is for residential development and redevelopment, and commercial/industrial new construction and redevelopment. The Board has identified both catalytic and incremental projects to meet these purposes. In addition, funding for infrastructure improvements has been awarded as residential and commercial comes on-line. Accordingly, the Board endeavor to:

- ❑ **Provide access to capital**
- ❑ **Assist developers**
- ❑ **Facilitate job creation**
- ❑ **Enhance the tax base.**
- ❑ **Support existing businesses, including minority-owned and small businesses.**



# MOVING FORWARD TOGETHER

## A Letter from the Board

Dear Community Partners, Friends, Colleagues, and City Staff:

On behalf of the Central City Economic Development Sales Tax (CCED) Board, I am pleased to present you with our first “inception-to-date” report”. This report represents the following three distinct periods of time in our history:

- Pre – 2021 Period**– The period beginning with installation of the CCED Board on November 14, 2017 through December 31, 2020.
- Calendar Year 2021** – The first full year of CCED’s operations with the Board approved seven-year strategic plan.
- January 1, 2022 to October, 2022** – The first-year coming out of the COVID pandemic.

The Board is proud of the impact that the one-eight cent sales tax has made. The path forward, however, has not been a straight one. We began 2021 with a newly-adopted visionary seven-year (2020 – 2027) strategic plan, then the COVID-19 pandemic changed things by disrupting how the world live, work, and do business. Embracing our new reality, CCED pivoted and refocused to better align to the needs of Central City residents, businesses, and stakeholders. To this end, CCED has leveraged \$41.2 million in Sales Tax dollars to have a total economic impact of \$414 million across 29 development projects. The result will ultimately be a stronger and more vibrant Central City community for residents, businesses, and visitors.

Our Central City neighborhoods are at the heart of the CCED’s Board’s very existence. The pandemic caused the Board, City Council, City Staff, and our Consulting Team to quickly step up our efforts to provide additional assistance our residents and local businesses. We worked to develop a program that would aid the most vulnerable residents and our area businesses to ensure that their doors stayed opened during and **after** the pandemic.

Developing a straight-forward, seamless, and transparent process in administering the 1/8 cents sales tax funds as a catalyst for Central City economic development continues to be at the forefront of our minds and a significant priority to our work. We are proud of the progress our team has made with planning efforts for future development and redevelopment of the Central City Neighborhoods. In March 2022, the Board approved \$7.7 million that will be leveraged with other funding to have a direct economic development impact of \$80.5 million over the next few years specifically for “**fostering and maintaining diverse and sustainable Central City neighborhoods**”. In fact, since our inception \$41.2 million of CCED funds have been allocated to fund a total of \$413.9 million in residential, commercial, community, and economic development projects..

**The CCED Board stands committed to drive significant impact and to continue our forward momentum through 2022 and beyond.**

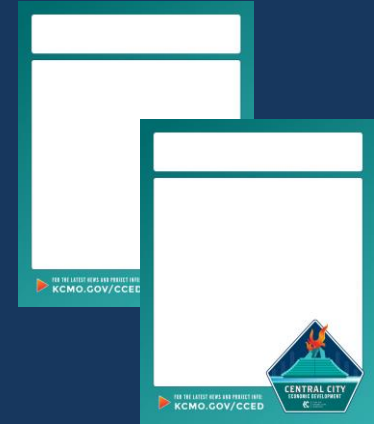
Sincerely,

*Melissa Patterson Hazley*

Vice Chair

# CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX BOARD

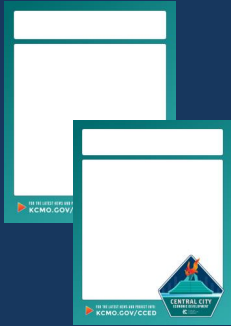
- **MAYOR QUINTON LUCAS**  
Chairman, Mayor City of Kansas City Missouri
- **MELISSA PATTERSON-HAZLEY**  
Vice Chair, Jackson County, Missouri Appointee
- **KENNETH T. BACCHUS**  
Treasurer, Kansas City Missouri School District's Appointee
- **MAKINI L. KING**  
City of Kansas City, Missouri Appointee



## FORMER BOARD MEMBERS

- DJ PIERRE
- KEITH BROWN
- RON FINLEY
- HERB HARDWICK
- NIA RICHARDSON
- DONNA WILSON

# GOVERNANCE STRUCTURE



City of Kansas City Missouri  
**CITY COUNCIL**

**CCED BOARD**

- Mayor Quinton Lucas, Chairman
- Melissa Patterson-Hazley, Vice Chair
- Kenneth Baachus, Treasurer
- Makini L. King

**CONSULTANTS**  
Harrison-Lee  
Development  
Consultants, LLC

- Cheryl Harrison-Lee
- Ricardo Kisner
- Leila Allen

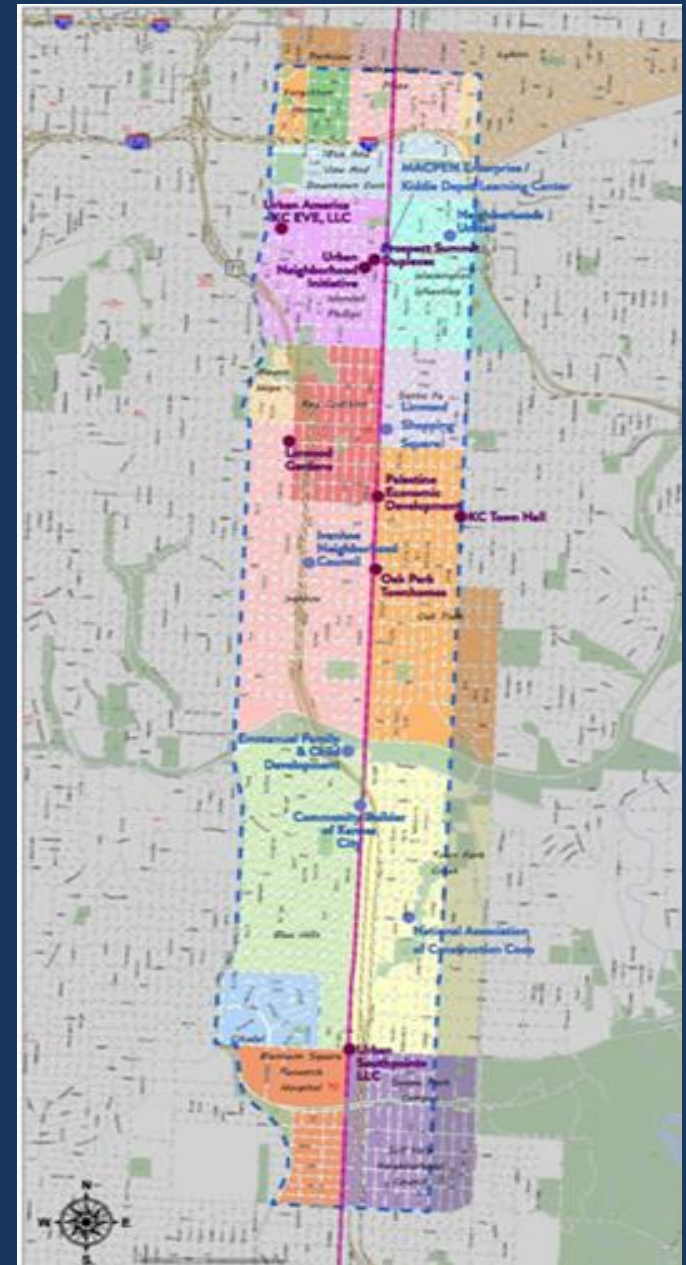
**HOUSING &  
COMMUNITY  
DEVELOPMENT**

- Kyle Elliott
- Dion Lewis

# CENTRAL CITY'S BOUNDARIES



- ↑ 9th Street on the North
- ↑ Gregory Blvd on the South
- ↑ Paseo Blvd on the West
- ↑ Indiana Ave on the East



# TIMELINE: IN THREE PHASES

## Phase I: Pre-2021

April 2017 - December 2020

**April 4, 2017**

CCED Sales Tax passed by 60% of voters citywide

**March 22, 2018**

Appropriation of **\$3.5M** of Central City Sales Tax for eligible projects and programming activities

**July 16, 2019**

Board voted to fund Round 2 Projects totaling **\$10.6M**

**June 1, 2020**

CCED held a full day strategic planning workshop

**August 11, 2020**

Board voted to fund Round 3 Projects totaling **\$14.9M**

## Phase II: Year One - Full Operations

January 2021 - December 2021

**January 21, 2021**

129 COVID 19 Relief Fund applications processed

**March 31, 2021**

Total COVID 19 Relief Funds expensed

**2021 Annual Award**

American Planning Association  
Missouri Chapter

Outstanding Public Outreach,  
Program, Project, Tool, or Initiative:  
[CCED Sales Tax Board Strategic  
Plan 2020-2027](#)

## Phase III: On-going

January 2022 - October 2022

**March 23, 2022**

Board voted funded Round 4  
(Neighborhood Preservation) Projects  
totaling **\$7.7M**

# American Planning Association Missouri 2021 Planning Award

The Missouri Chapter of the American Planning Association  
hereby presents the

## **2021 Outstanding Public Outreach, Program, Project, Tool, or Community Initiative**

for the

### **Central City Economic Development Sales Tax Board Plan and Initiative 2017-2027**

to

### **Central City Economic Development (CCED) Sales Tax Board**

with

City of Kansas City

and Harrison Lee Development Consulting (HLDC)



American Planning Association  
**Missouri Chapter**

*Creating Great Communities for All*

A handwritten signature in black ink, appearing to read 'Stephen Lachky'.

Stephen Lachky, AICP  
President, APA Missouri

# MISSION AND VISION STATEMENTS



## CCED SALES TAX BOARD MISSION

**Protecting and restoring the Central City District for long-term economic viability and growth.**

## CCED SALES TAX BOARD MISSION

Support a thriving and stable Central Business District where businesses and residents share in the success and enhancement of the community.

# 2020 – 2027 STRATEGIC PLAN HIGHLIGHTS

## PROTECTING AND RESTORING THE CENTRAL CITY DISTRICT

The 2020 – 2027 strategic plan positions the Central City District for economic success well into the future, while also ensuring that neighborhoods and overall community remain authentic to its history. The CCED strategic plan incorporated significant input from residents, local business and various stakeholders.

The plan provides a vision for long-term economic sustainability and establishes the framework for the Central City District to become an exciting, vibrant, and diverse place to live, work and visit.

## CCED's Strategic Goals



- 1 Create Organizational Capacity to Accomplish Goals and Projects
- 2 Foster and Maintain Diverse and Sustainable Neighborhoods
- 3 Create and Expand Employment Opportunities
- 4 Create Opportunities for Access, Equity, and Shared Prosperity
- 5 Enhance Opportunities for Small and Minority-Owned Business Development



# 2020 – 2027 STRATEGIC PLAN HIGHLIGHTS

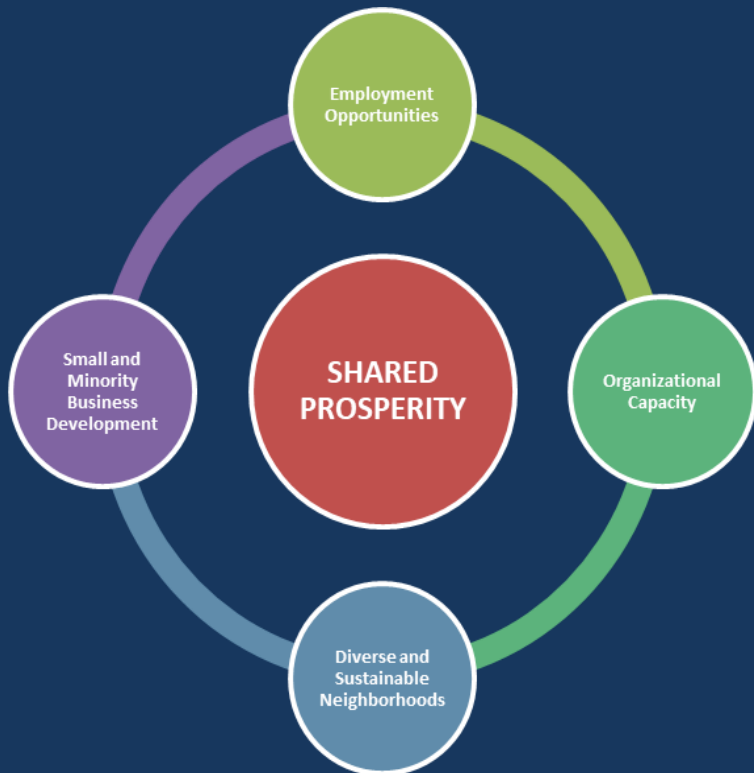
## PLANNING APPROACH

The strategic plan focuses on the successful implementation of goals, objectives, and tactics while routinely reporting on organizational and project-related economic development performance. The strategic and detailed implementation plans provide the structure and foundation for the CCED Board to maintain momentum toward full realization of economic self-sustainability. This plan is crucial to ensure that core values and principles are followed, while maintaining flexibility to encourage development interest and innovation and adapting to unforeseen economic, social, and demographic changes.

Five Intertwined Goals Guide the Central City District's Strategic Plan



# Strategic Plan Alignment



# Key Projects

MOVING FORWARD TOGETHER

- 1 Linwood Shopping Square
- 2 MACPEN Enterprise
- 3 Community Builders of Kansas City
- 4 Emmanuel Family & Child Development Center
- 5 Neighborhoods United
- 6 Linwood Garden
- 7 Palestine Economic Development Corporation
- 8 Jazz Hill Apartments



# ACCOMPLISHMENTS

## Representative Projects

1

**Linwood Shopping Square**

2

**MACPEN Enterprise**

3

**Community Builders of Kansas City**

4

**Emmanuel Family & Child Development Center**

5

**Neighborhoods United**

6

**Linwood Garden**

7

**Palestine Economic Development Corporation**

8

**Jazz Hill Apartments**

# ACCOMPLISHMENTS

1

## Linwood Shopping Square



Redevelopment of a 84,000 square foot commercial/retail space and blighted retail shopping strip center in the Linwood-Prospect corridor.

**PROJECT STATUS:**  
**COMPLETE/CLOSED**

2

## MACPEN Enterprise

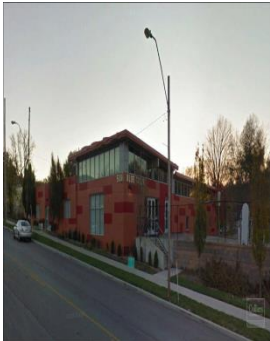


Construction of a new 14,000 square foot facility to serve 425 neighborhood children ranging from six weeks old to 12 years old and their families.

**PROJECT STATUS:**  
**COMPLETE/NOT CLOSED**

3

## Community Builders of Kansas City



Renovation of 14,000 square foot entrepreneur/co-working space at 5008 Prospect with Class “A” finishes.

**PROJECT STATUS:**  
**COMPLETE/CLOSED**

4

## Emmanuel Family & Child Development Center



A new 28,000 square-foot, \$9 million facility. The Center includes an on-site health clinic that provides free care to over 200 children and their families.

**PROJECT STATUS: IN PROGRESS**

# ACCOMPLISHMENTS

5

## Neighborhoods United



Rehabilitation of homes to disabled veterans.

**PROJECT STATUS: COMPLETE/CLOSED**

6

## Linwood Garden



Construction of 32 housing units, community kitchen, coffee shop and exterior shelter near Linwood and Michigan.

**PROJECT STATUS: Project has commenced**

7

## Palestine Economic Development Corporation



Construction of a 39 unit assisted living facility at 35th Street and Prospect. *(a rendering)*

**PROJECT STATUS: Project has commenced**

8

## Jazz Hill Apartments



A new development team has taken over the redevelopment of the Jazz Hill Apartments. The plan calls for rehabilitation of the complex into 197 affordable housing units.

**PROJECT STATUS: Project has commenced**

# Funding From Other City (Non-CCED) Sources

FUNDING BY TYPE OF FUNDING SOURCE	
FUNDING SOURCE	AMOUNT
CDBG	\$2,510,183
EDC Loan	\$250,000
Home Funds	\$1,646,887
Housing Trust Fund	\$2,714,000
Maintenance Reserve Fund of KC	\$300,000
NEAT for code violations	\$250,000
Other City	\$85,000
PIAC	\$1,937,000
Rebuild KC	\$1,160,000
TIF	\$7,075,480
Brownfield Loan	\$500,000
<b>Grand Total</b>	<b>\$18,428,550</b>

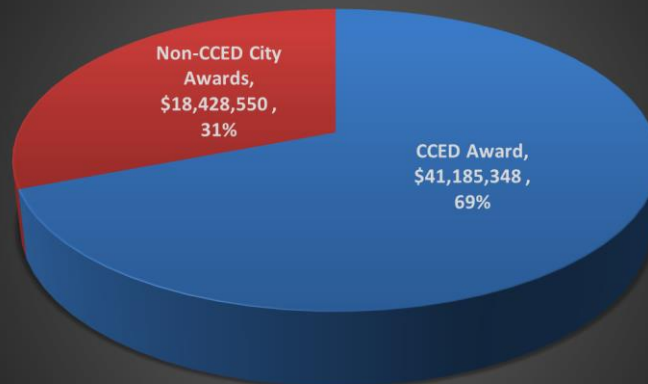
NON-CCED CITY FUNDING BY PROJECT			
Project Name	Round	Type of City Funding	Amount
Emmanuel Family & Child Development Center	Round 1	CDBG	\$ 500,000
		PIAC	\$ 360,000
Ivanhoe Neighborhood Council	Round 4	Home Funds	\$ 900,000
	Round 1	CDBG	\$ 150,000
Jerusalem Farm	Round 4	NEAT for code violations	\$ 250,000
KD Learning Academy	Round 1	PIAC	\$ 225,000
Linwood Shopping Square	Round 1	PIAC	\$ 502,000
		TIF	\$ 7,075,480
Monarque	Round 4	Rebuild KC	\$ 660,000
NACCC	Round 1	Other City	\$ 85,000
Oak Park Neighborhood	Round 3	PIAC	\$ 400,000
		Home Funds	\$ 746,887
One Nine Vine	Round 3	PIAC	\$ 450,000
Parade Park Homes	Round 3	CDBG	\$ 1,860,183
Promise Place	Round 4	Housing Trust Fund	\$ 2,600,000
Santa Fe	Round 3	Maintenance Reserve Fund of KC	\$ 300,000
Thirty-Eighth Street Studio	Round 3	EDC Loan	\$ 250,000
Urban Neighborhood Initiative	Round 2	Rebuild KC	\$ 500,000
Urban Neighborhood Initiative	Round 2	Housing Trust Fund	\$ 114,000
Zhou B Art Center	Round 4	Brownfield Loan	\$ 500,000
<b>Grand Total</b>			<b>\$ 18,428,550</b>

# Funding From Other City (Non-CCED) Sources

SOURCES OF NON-CCED CITY FUNDING FOR CENTRAL CITY PROJECTS



CENTRAL CITY PROJECT FUNDING SOURCES



■ CCED Award ■ Non-CCED City Awards

# STATUS OF PROJECTS

## OVERVIEW OF ALL PROJECTS

		Funding Round #1	Funding Round #2	Funding Round #3	Funding Round #4	OVERALL
<b>Strategic Plan</b>	<b>Primary Strategic Plan Goal</b>	<b>GOAL #2 - Foster and Maintain Diverse and Sustainable Neighborhoods</b>				
<b>Financial</b>	<b>Total Amount Awarded</b>	\$6,992,067	\$11,441,631	\$15,081,650	\$7,670,000	<b>\$41,185,348</b>
	<b>Total Project Budgets</b>	\$32,706,162	\$231,966,471	\$68,769,668	\$80,521,582	<b>\$413,963,883</b>
	<b>Leverage Ratio</b>	21%	5%	22%	10%	10%
	<b>Average CCED Unit Cost for Residential Projects*</b>	\$77,039	\$72,907	\$47,039	\$44,173	\$60,290

<b>Performance Key</b>	Overall Results	Better than Overall Results	Projects Awarded in 2022
	Below "Overall Results"	Significantly Below "Overall Results"	



# STATUS OF PROJECTS

## OVERVIEW OF ALL PROJECTS

		Funding Round #1	Funding Round #2	Funding Round #3	Funding Round #4	OVERALL
Strategic Plan	Primary Strategic Plan Goal	GOAL #2 - Foster and Maintain Diverse and Sustainable Neighborhoods				
Project Status	Primary Project Type	Commercial	Residential	Residential	Residential	RESIDENTIAL
	# of Residential Units Planned	18	192	384	133	727
	# of Affordable Residential Units*	18	103	318	130	569
	% of Affordable Residential Units	100%	54%	83%	98%	78%
Project Status	Project Status as of October 31, 2022					
	Projects Complete	5				5
	Projects Started	1	5	5	1	12
	Funding Agreement Finalized	1	1			2
	Project Not Started		3	2	5	10
	<b>Totals</b>	<b>7</b>	<b>9</b>	<b>7</b>	<b>6</b>	<b>29</b>
	% of Projects Started or Completed	86%	56%	71%	17%	59%

### Performance Key

Overall Results	Better than Overall Results	Projects Awarded in 2022
Below "Overall Results"	Significantly Below "Overall Results"	

\* U.S. Department of Housing and Urban Development

**Affordable Housing:** Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.

# STATUS OF PROJECTS

## Round 1 Awards

Project Name	Summary	Project Type	CCED Funds Awarded	Total Project Cost	Current Project Status
Linwood Shopping Square	Renovation Retail Shopping Center	Commercial	\$2,389,146	\$8,592,000	Project Complete (project closed)
MACPEN Enterprise	Construction of child care center with services	Commercial	\$1,000,000	\$3,249,750	Project Complete (No close-out report); Developer is in litigation with GC
Community Builders of Kansas City	Renovation of Entrepreneur space at 5008 Prospect	Commercial	\$627,785	\$752,785	Project Complete (project closed)
Emmanuel Family & Child Development	Construction of child care center with services	Commercial	\$1,225,000	\$7,309,387	Building Complete. Construction on Sound barrier outstanding.
Ivanhoe Neighborhood Council	Construction of eight affordable cottage style homes for seniors	Residential	\$1,221,332	\$2,174,632	Project is 39% complete; It has been reported that the Ivanhoe Neighborhood Council is now closed indefinitely
National Association of Construction Coop	Rehabilitation of scattered owner-occupied homes throughout the District	Residential	\$215,000	\$10,000,000	Agreement complete. Developer applying for LandBank properties.
Neighborhoods United	Rehabilitation of homes for disabled veterans	Residential	\$313,804	\$627,608	Project Complete (project closed)
<b>TOTALS</b>		7	<u>\$6,992,067</u>	<u>\$32,706,162</u>	

# ROUND 1 AWARDS

## Representative Projects

Emmanuel Family & Child Development



Linwood Shopping Center



Community Builders of Kansas City



# STATUS OF PROJECTS

## Round 2 Awards

Project Name	Summary	Project Type	CCED Funds Awarded	Total Project Cost	Current Project Status
Urban America Southpointe, LLC	Pre-development for housing project at 63rd & Prospect Ave	Mixed-Use	\$500,000	\$180,259,034	Project commenced.
Urban America – KC EVE, LLC	Redevelopment of Castle Building and construction of 36 homes at 20th & Vine	Mixed-Use	\$1,205,231	\$21,947,664	Contract negotiations ongoing
KC Town Hall	Redevelopment of building on 36th & Indiana into incubator and 3 affordable housing apartments	Mixed-Use	\$490,539	\$680,169	Contract negotiations ongoing with KCMO Leal Department
Urban Neighborhood Initiative	Site work and infrastructure to construct 30 single-family homes with Habitat for Humanity	Residential	\$250,000	\$1,731,600	Project commenced.
Oak Park Neighborhood Association	Equity funding to support the development of 29 units of affordable housing at 38th Street and Prospect	Residential	\$2,950,000	\$8,183,550	Project commenced.
Linwood Garden	Develop 32 housing units, community kitchen, coffee shop and exterior shelter near Linwood and Michigan	Residential	\$1,150,000	\$7,667,968	Project commenced.
Prospect Summit Duplexes	Construction of 23 townhomes at 22nd/23rd and Prospect Avenue.	Residential	\$2,500,000	\$5,653,625	The funding and loan agreements drafted. Completing rezoning, PIEA, tax abatement and checklist items from MHDC, syndicator and CCED.
Palestine Economic Development Corporation	Construction of 39 unit assisted living facility at 35th Street and Prospect	Residential	\$2,288,008	\$5,735,008	Project commenced. Funds will transfer at request of Disburse Agent.
Neighbors United Supplemental	Rehabilitation of homes for disabled veterans	Residential	\$107,853	\$107,853	Construction complete. Inspection ongoing
<b>TOTALS</b>		<b>9</b>	<b><u>\$11,441,631</u></b>	<b><u>\$231,966,471</u></b>	

# ROUND 2 AWARDS

## Representative Projects

### Linwood Gardens

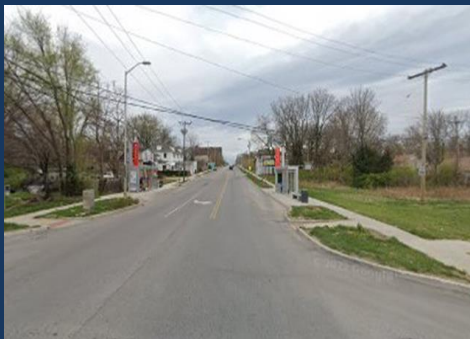


### KC Town Hall 36<sup>th</sup> & Indiana



*Redevelopment of building into incubator and 3 affordable housing apartments*

### Prospect Summit Duplex 22<sup>nd</sup>/23<sup>rd</sup> Streets and Prospect Avenue



*Construction of 23 townhomes*

### Palestine Economic Development Corporation – 35<sup>th</sup> Street and Prospect Avenue



*Construction of 39 unit assisted living facility*

# STATUS OF PROJECTS

## Round 3 Awards

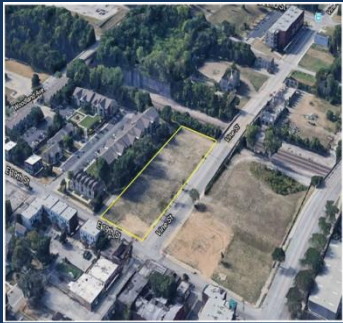
Project Name	Summary	Project Type	CCED Funds Awarded	Total Project Cost	Current Project Status
One Nine Vine	Construction of 80 units (30 1-bdrm, 50 2-bdrm, 14 affordable) and 138 space parking garage	Residential	\$3,960,000	\$18,133,565	Project commenced.
Conrad Wright Media Building	Rehabilitation of existing building for mixed-use office space and two affordable apartments	Mixed-use	\$200,000	\$600,000	Advancement of 50% of the funds complete.
38th Street Studio	Rehabilitation of existing building at 3841 Agnes for office space and five affordable apartments	Mixed-use	\$282,354	\$641,714	Awaiting final Funding and Disbursement. Agreement drafts reviewed by developer.
The Overlook District	Site infrastructure for future an acre office/ mixed-use development	Mixed-use	\$5,150,000	\$23,283,520	Project Commenced
Parade Park Homes	=	Residential	\$905,000	\$3,244,533	Completing capital stack for project; HUD has issued a formal Notice of Default on September 29, 2022. A formal notice of foreclosure is expected at end of October 2022.
Jazz Hill Apartments	Multi-family rehabilitation of Jazz Hill Apartments - 197 affordable units	Residential	\$3,974,296	\$21,471,336	Project commenced.
Santa Fe Homes	Home rehabilitation program in Santa Fe Neighborhood (\$50K maximum loan per home)	Residential	\$610,000	\$1,395,000	Project commenced. Processing contract amendment excluding prevailing wage due to the project being a Minor Home Repair Program.
<b>TOTALS</b>		7	<u>\$15,081,650</u>	<u>\$68,769,668</u>	

# ROUND 3 AWARDS

## Representative Projects

### One Nine Vine

Current View



Future View



### Jazz Hill Apartments



### The Overlook District

Development Phasing



View of the Plaza

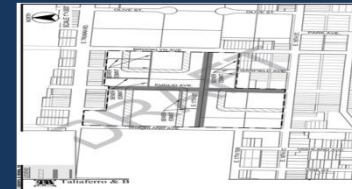


### Parade Park

Current View



Phase I Buildings for Demolition



# STATUS OF PROJECTS

## Round 4 Awards

Project Name	Summary	Project Type	CCED Funds Awarded	Total Project Cost	Current Project Status
Heroes Home Gate Transitional Home Expansion	Construction of a 24-bed new Heroes Home Gate Transitional home for veterans.	Residential	\$1,500,000	\$4,863,868	Awaiting final Funding and Disbursement Agreement drafts reviewed by developer. It has been reported that the Ivanhoe Neighborhood Council is now closed indefinitely.
Ivanhoe Minor Home Repair Program	Funding to supplement the Minor Home Repair Program for a 2-year period.	Residential	\$545,000	\$695,000	Awaiting final Funding and Disbursement Agreement drafts reviewed by developer. It has been reported that the Ivanhoe Neighborhood Council is now closed indefinitely.
Jerusalem Farm Code Abatement Project	A request for a no-interest loan to complete 50 projects in the CCED area that overlaps with applicant's current work	Residential	\$250,000	\$406,500	Awaiting final Funding and Disbursement Agreement drafts reviewed by developer.
Washington Wheatley Development Project	Remodel 8 residential units using solar panels to save on electrical costs.	Residential	\$275,000	\$2,247,678	Awaiting final Funding and Disbursement Agreement drafts reviewed by developer.
Promise Place	Construction of 101 (1, 2, and 3 bedroom) garden apartments	Residential	\$3,600,000	\$27,864,118	Funding and Disbursement Agreement drafts are currently being prepared.
Zhou's B Art Center of Kansas City, MO	Renovation of vacant Attucks School into art galleries,, community, and event space facility with outdoor gardens.	Commercial	\$1,500,000	\$44,444,418	Project Commenced.
<b>TOTALS</b>		6	<u>\$7,670,000</u>	<u>\$80,521,582</u>	

**GRAND TOTALS: ALL PROJECT AWARDS**

\$41,185,348

\$413,963,883



# ROUND 4 AWARDS

## Representative Projects

### Promise Place



PROPOSED SITE PLAN

- 3 STORY - 8 UNIT BUILDINGS – TYPICAL OF 10
  - VEHICLE PARKING PROVIDED APPROX 63 SPACES TOTAL
  - 3 STORY – 5 UNIT BUILDING – COMMUNITY ROOM/LEASING/FITNESS ON LEVEL 1
  - 2 STORY - 8 UNIT BUILDINGS – TYPICAL OF 2
- |                                 |                       |
|---------------------------------|-----------------------|
|                                 | 85 ONE BEDROOM UNITS  |
|                                 | 8 TWO BEDROOM UNITS   |
|                                 | 8 THREE BEDROOM UNITS |
| <b>101 DWELLING UNITS TOTAL</b> |                       |

### Jazz Hill Apartments

Current View



Future View



### Ivanhoe Minor Home Repair Program

Stair and Handrail Replacement



HVAC Replacement



### Zhou B Art Center of Kansas City

Current View



Future View

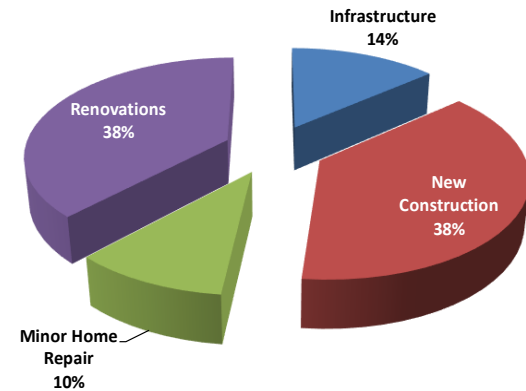


# PROJECT STATISTICS

## # of Awards by Construction Type

	Round 1	Round 2	Round 3	Round 4	TOTAL	% of Total
Infrastructure		2	2		4	14%
New Construction	3	5	1	2	11	38%
Minor Home Repair			1	2	3	10%
Renovations	4	2	3	2	11	38%
<b>TOTAL</b>	<b>7</b>	<b>9</b>	<b>7</b>	<b>6</b>	<b>29</b>	<b>100%</b>

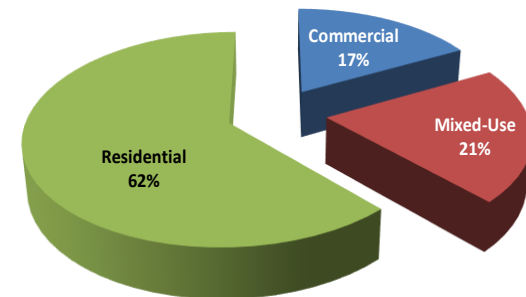
## CCED Award by Construction Type



## # of Awards by Project Type

	Round 1	Round 2	Round 3	Round 4	TOTAL	% of Total
Commercial	4			1	5	17%
Mixed-Use		3	3		6	21%
Residential	3	6	4	5	18	62%
<b>TOTAL</b>	<b>7</b>	<b>9</b>	<b>7</b>	<b>6</b>	<b>29</b>	<b>100%</b>

## CCED Award by Project Type

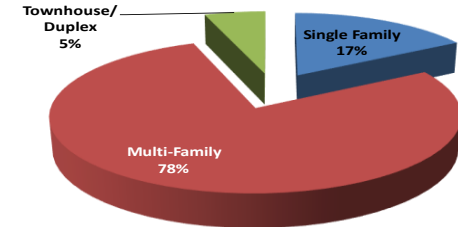


# PROJECT STATISTICS - RESIDENTIAL

**# of Residential Unit Projects by Type**

	Round 1	Round 2	Round 3	Round 4	TOTAL
Single Family	1	2			3
Multi-Family	2	4	5	3	14
Townhouse/ Duplex		1			1
<b>TOTAL - RESIDENTIAL</b>	<b>3</b>	<b>7</b>	<b>5</b>	<b>3</b>	<b>18</b>
<b>Non-Residential</b>					
Minor Home Repair			1	2	3
Infrastructure		2	1		3
Non-Residential	4			1	5
<b>TOTAL ALL PROJECTS</b>	<b>7</b>	<b>9</b>	<b>7</b>	<b>6</b>	<b>29</b>

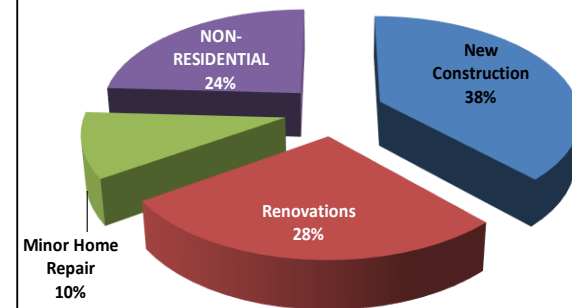
**Types of Residential Unit Projects**



**# of Residential Projects by Type of Construction**

	Round 1	Round 2	Round 3	Round 4	TOTAL	% of Total
New Construction	1	6	2	2	11	38%
Renovations	2	2	3	1	8	28%
Minor Home Repair			1	2	3	10%
<b>Subtotal</b>	<b>3</b>	<b>8</b>	<b>6</b>	<b>5</b>	<b>22</b>	<b>76%</b>
<b>NON-RESIDENTIAL</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>7</b>	<b>24%</b>
<b>TOTAL</b>	<b>7</b>	<b>9</b>	<b>7</b>	<b>6</b>	<b>29</b>	<b>100%</b>

**Residential Projects by Type of Construction**



# PROJECT STATISTICS - RESIDENTIAL

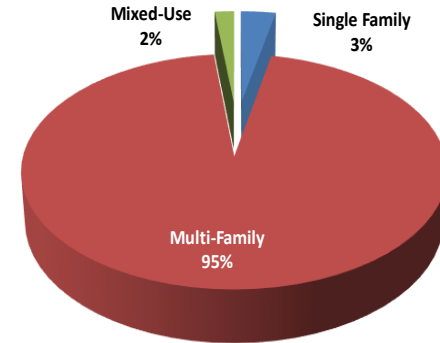
## # of Affordable Units by Residential Type

	Round 1	Round 2	Round 3	Round 4	TOTAL	% of Total
Single Family	18				18	3%
Multi-Family		100	311	130	541	94%
Mixed-Use		3	7		10	2%
<b>TOTAL</b>	<b>18</b>	<b>103</b>	<b>318</b>	<b>130</b>	<b>569</b>	<b>100%</b>

## Percent of Affordable Units

	Round 1	Round 2	Round 3	Round 4	TOTAL
Total # of Units	18	192	384	133	727
# of Affordable Units	18	103	318	130	569
% of Affordable Units	100%	54%	83%	98%	78%

## Affordable Units by Residential Type



## U.S. Department of Housing and Urban Development

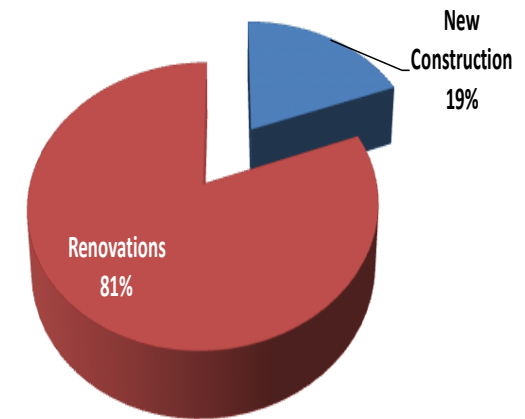
**Affordable Housing:** Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.

# PROJECT STATISTICS - COMMERCIAL

## Commercial Square Footage

	Round 1	Round 2	Round 3	Round 4	TOTAL	% of Total
New Construction	43,300				43,300	19%
Renovations	98,000		9,586	75,000	182,586	81%
<b>TOTAL</b>	<b>141,300</b>	<b>0</b>	<b>9,586</b>	<b>75,000</b>	<b>225,886</b>	<b>100%</b>

## Commercial Square Footage



# PERFORMANCE SCORECARD

## Strategic Plan Alignment



Performance is measured against the strategic plan's goals and objectives. The Board has **fifteen (15) distinct Key Performance Measures**.



## KEY PERFORMANCE MEASURES

GOAL #	STRATEGIC GOAL	INCEPTION TO-DATE-PERIODS		
		Pre 2021	2021	January - October 2022
1	<b>Create organizational capacity to accomplish CCED goals and projects</b>			
	Quarterly "quality" and strategic plan update submitted to the Board.	Not Applicable (Board approved the 2020 - 2027 CCED Strategic Plan October 13, 2020)	Not Completed	Not Completed*
	Inception-to-Date report prepared and submitted to the Board.		Not Applicable	2nd Draft Completed
Monthly financial and project status reports submitted to the Board.	Completed		Completed and Submitted	

**\*To be completed for fourth quarter 2022 in January 2023.**

# PERFORMANCE SCORECARD

Strategic Plan Alignment



Fostering *neighborhoods* maintain a very high priority in the strategic plan's initial years.



## KEY PERFORMANCE MEASURES

GOAL #	STRATEGIC GOAL	INCEPTION TO-DATE-PERIODS		
		Pre 2021	2021	January - October 2022
2	<b>Foster and maintain diverse and sustainable neighborhoods</b>			
	# of affordable housing units to be constructed or renovated	439	Not Applicable Due to COVID Pandemic "Lockdown"	130
	% or ratio of affordable housing units to total housing units to be constructed or renovated	74%		61%
	# of "CCED Board approved" housing units to be rehabilitated (repaired)	N/A		80
	# of "CCED Board approved" new affordable housing units to be constructed	N/A		125

# PERFORMANCE SCORECARD

Strategic Plan Alignment



Performance is measured against the strategic plan's goals and objectives. The Board has **fifteen (15) distinct Key Performance Measures**.



## KEY PERFORMANCE MEASURES

GOAL #	STRATEGIC GOAL	INCEPTION TO-DATE-PERIODS		
		Pre 2021	2021	January - October 2022
3	<b>Create and expand employment opportunities</b>			
	# of persons employed by major jobs type in the community	Not Applicable (Board approved the 2020 - 2027 CCED Strategic Plan October 13, 2020)	Limited progress due to COVID Pandemic "Lockdown"	Statistics to be obtained for the 2023 Annual CCED Report
	# of workforce partnerships			
# of new investment ready sites in the community				



# PERFORMANCE SCORECARD

## Strategic Plan Alignment

Performance is measured against the strategic plan's goals and objectives. The Board has **fifteen (15) distinct Key Performance Measures**.



## KEY PERFORMANCE MEASURES

GOAL #	STRATEGIC GOAL	INCEPTION TO-DATE-PERIODS		
		Pre 2021	2021	January - October 2022
4	Create opportunities for access, equity and shared prosperity			
	# of infilled projects completed	0	2	Statistics to be obtained for the 2023 Annual CCED Report
	# of commercial redevelopment projects completed	1	0	
	# of transformational projects completed	1	0	

# PERFORMANCE SCORECARD

Strategic Plan Alignment



Performance is measured against the strategic plan's goals and objectives. The Board has **fifteen (15) distinct Key Performance Measures**.



## KEY PERFORMANCE MEASURES

GOAL #	STRATEGIC GOAL	INCEPTION TO-DATE-PERIODS		
		Pre 2021	2021	January - October 2022
5	Enhance opportunities for small and minority owned business development			
	# of developer organizations/companies participating in capacity building events	Not Applicable (Board approved the 2020 - 2027 CCED Strategic Plan October 13, 2020)	Limited progress due to COVID Pandemic "Lockdown"	N/A*
	# and % of MBE's (including subcontractors) receiving funding for development projects			15, 68%

\*Process to be developed to track this metric beginning in 2023.

# FINANCIAL INFORMATION

## FINANCIAL SUMMARY (UNAUDITED REPORTS)\*

Fiscal Year End April 30, 2018 Through April 30, 2022 and Month-end October 31, 2022

(From the Kansas City Finance Department Comparison of Revenues, Expenditures and Change in Fund Balance Monthly Statement)

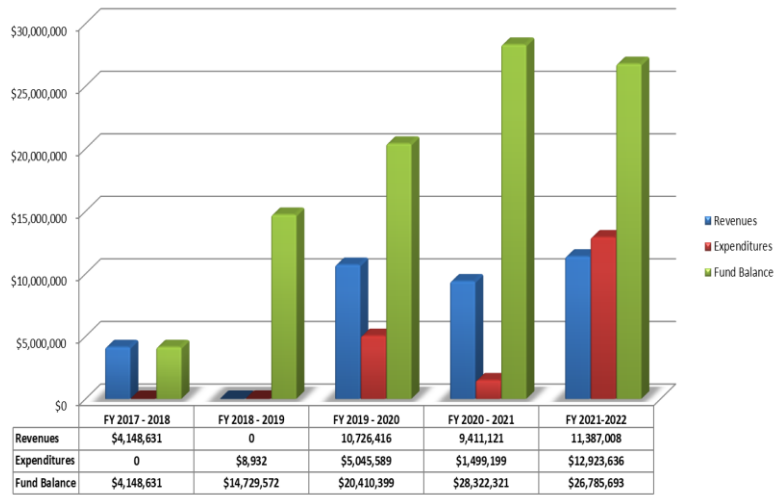
	April 30, 2018	April 30, 2019	April 30, 2020	April 30, 2021	April 30, 2022	CUMULATIVE April 2017 to April 2022	% of Total
<b>Beginning Cash</b>	\$0	\$4,148,631	\$14,729,572	\$20,410,399	\$28,322,321		
<b>Cash In</b>	4,148,631	10,589,873	10,726,416	9,411,121	11,387,008	\$35,673,176	100%
<b>Expenditures</b>							
Personnel		8,932	66,427	98,803	105,283	279,445	1%
Consultants and Other			237,228	260,470	68,866	566,564	3%
Project Disbursements			4,741,934	139,926	12,749,487	17,631,347	91%
COVID 19 Funding			0	1,000,000	0	1,000,000	5%
<b>Total Expenditures</b>	0	8,932	5,045,589	1,499,199	12,923,636	19,477,356	55%
<b>Net Cash</b>	4,148,631	10,580,941	5,680,827	7,911,922	(1,536,628)	\$16,195,820	45%
<b>Ending Cash</b>	\$4,148,631	\$14,729,572	\$20,410,399	\$28,322,321	\$26,785,693		

\*As part of the City's Special Revenue Funds, the CCED Sales Tax Fund is included in the KCMO's annual financial statements and is audited annually by an external certified public accounting firm.

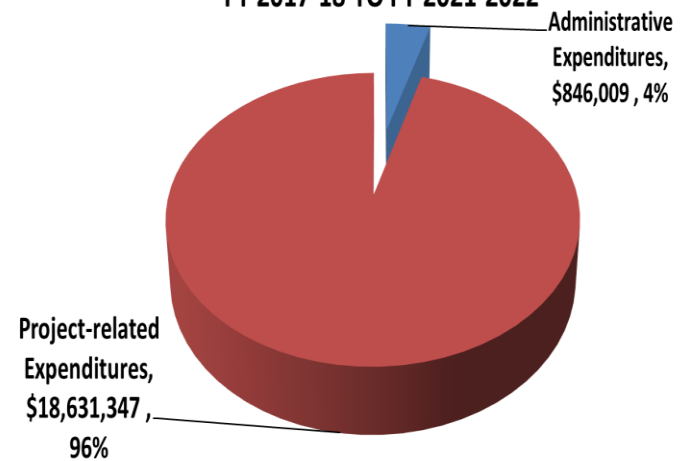
\*Reflects actual collected revenues, expenditures and encumbrances in the City's financial system as of the date of preparation of CCED Sales Tax Fund #2200, Comparison of Revenues, Expenditures, and change in Fund Balance as of the fiscal year end date of March 31.

# FINANCIAL INFORMATION

REVENUES, EXPENDITURES, AND FUND BALANCE  
FY 2017-18 TO FY 2021-22



CUMULATIVE  
CCED EXPENDITURES  
FY 2017-18 TO FY 2021-2022



# PROJECT COST ANALYSIS

## SUMMARY OF CASH DISBURSEMENTS BY FUNDING ROUND

FUNDING ROUND	Key Award Dates	CCED Funds Awarded	Total Project Cost	Funding Disbursed as of October 31, 2022	CCED Amount Left to be Disbursed	% of CCED Funds Disbursed
ROUND 1	March 22, 2018	\$6,992,067	\$32,706,162	\$6,277,067	\$715,000	90%
ROUND 2	July 16, 2019	\$11,441,631	\$231,966,471	\$5,122,920	\$6,318,711	45%
ROUND 3	August 11, 2020	\$15,081,650	\$68,769,668	\$12,882,056	\$2,199,594	85%
ROUND 4	March 23, 2022	\$7,670,000	\$80,521,582	\$1,500,000	\$6,170,000	20%
<b>GRAND TOTALS</b>		<b><u>\$41,185,348</u></b>	<b><u>\$413,963,883</u></b>	<b><u>\$25,782,043</u></b>	<b><u>\$15,403,305</u></b>	<b>63%</b>

# PROJECT COST ANALYSIS

## UNIT COST ANALYSIS BY ROUND

LOWEST TO HIGHEST UNIT COST

Round	Project with the Lowest Per Unit Cost Per Round					Project with the Highest Per Unit Cost Per Round					AVERAGE UNIT COST PER ROUND		
	Project Name	Housing Unit Type	# of Units	CCED Funds Awarded	Unit Cost	Project Name	Housing Unit Type	# of Units	CCED Funds Awarded	Unit Cost	# of Units	Unit Cost	
1	Neighborhoods United	Home Rehabilitation	6	\$313,804	\$52,301	Ivanhoe Neighborhood Council	Townhouses/ Duplexes	12	\$1,221,332	\$101,778	9	\$77,039	
2	Urban Neighborhood Initiative	New Construction/ Single Family	30	\$250,000	\$8,333	KC Town Hall	Renovation / Mixed-Use / Multi-family	3	\$490,539	\$163,513	25	\$87,456	
3	Parade Park Homes	New Construction/ Multi-Family	100	\$905,000	\$9,050	Conrad Wright Media Building	Renovation / Mixed-Use / Multi-family	2	\$200,000	\$100,000	77	\$47,039	
4	Jerusalem Farms	Minor Home Repair	50	\$250,000	\$5,000	Heroes Home Gate	New Construction / Multi-Family	24	\$1,500,000	\$62,500	36	\$60,249	
										AVERAGES FOR ALL ROUNDS		37	\$67,946

# PROJECTS COST ANALYSIS

## Leveraging of CCED Funds - Lowest, Highest and Averages

Round	Highest % Leveraged				Lowest % Leveraged				AVERAGES
	Project Name	CCED Funds Awarded	Project Budget	% Leveraged	Project Name	CCED Funds Awarded	Project Budget	% Leveraged	
1	Community Builders of Kansas City	\$627,785	\$752,785	83%	National Association of Construction Cooperative	\$215,000	\$10,000,000	2%	21%
2	KC Town Hall	\$490,539	\$680,169	72%	Urban Neighborhood Initiative	\$250,000	\$1,731,600	14%	5%
3	38th Street Studio	\$282,354	\$641,714	44%	Jazz Hill Apartments	\$3,974,296	\$21,471,336	19%	22%
4	Ivanhoe Minor Home Repair	\$545,000	\$695,000	78%	Zhou's B Art Center of Kansas City Missouri	\$1,500,000	\$44,444,418	3%	10%
						AVERAGES FOR ALL ROUNDS			14%

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# Kansas City Missouri

## Central City Economic Development Sales Tax Board



Central City Sales Tax Project Updates - December 13, 2022

Project	Summary	CCED Budget	Project Budget	Lvkd 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 (project closed)
MACPEN Enterprise	Construction of Child Care Center with Services - Kiddie Depot	\$ 1,000,000	\$ 3,249,750	30.77%	\$ 1,000,000	-	Project Complete (No close-out report); Developer is currently in litigation with GC (Sent letter from the City Manager's office on 11/9/2022; returned undeliverable on 12/12/2022)
Community Builders of Kansas City	Renovation for Entrepreneur Space at 5008 Prospect	\$ 627,785	\$ 752,785	83.39%	\$ 627,785	-	Project Complete (project closed)
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. (No bimonthly report)
Ivanhoe Neighborhood Council	Senior Cottages at 39th Street (8 units)	\$ 1,221,332	\$ 2,174,632	56.16%	\$ 1,221,332	-	Project is 67% complete; CM Robinson and Ellington are sponsoring legislation to provide \$175,000 from the city contingency fund to reopen the Ivanhoe Council to continue with City contracts. ; placed on hold due to Ivanhoe Board reconstruction. (See attached bimonthly report narrative)
National Association of Construction Coop	Rehabilitation of Homes throughout the District	\$ 215,000	\$ 10,000,000	2.15%	\$ -	TBD	Agreement complete. Developer applying for LandBank properties. (Sent letter from the City Manager's office on 11/9/2022)
Neighborhoods United	Rehabilitation of Homes for Disabled Veterans	\$ 313,804	\$ 627,608	50.00%	\$313,804	-	Project Complete (project closed)
<b>Round 2</b>							
Project	Summary	CCED Funds	Project Budget	Lvkd 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	-	Project commenced. (No bimonthly report, sent letter from the City Manager's office on 11/9/2022; returned undeliverable on 12/12/2022)
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 (No pre-initial funding report); Sent follow-up email on 10/11/2022 and 12/12/2022; On 10/27/2022 and 11/7/2022 sent emails regarding Funding Agreement, Disbursement Agreement, and documents needed to execute a contract (Sent letter from the City Manager's office on 11/9/2022; returned undeliverable on 12/12/2022)
KC Town Hall	Redevelopment of building on 36th & Indiana Ave into incubator and 3 affordable housing apartments	\$ 490,539	\$ 680,169	72.12%	\$ -	TBD	Awaiting required documents from developer. (See pre-initial funding report, sent letter from the City Manager's office on 11/9/2022)
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	-	Project commenced. (See attached bimonthly report narrative)
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	-	Project commenced. (See attached bimonthly report narrative)
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%	\$ 501,334	-	Project commenced. (See attached bimonthly report narrative)
Prospect Summit Duplexes	Construction of 23 townhomes at 22nd/23rd and Prospect Avenue.	\$ 2,500,000	\$ 5,653,625	33.61%	\$ -	TBD	The Funding and Loan Agreements drafted. Completing rezoning, PIEA, tax abatement and checklist items from MHDC, syndicator and CCED. (No bimonthly report, sent letter from the City Manager's office on 11/9/2022)
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. (See attached bimonthly report narrative)
<b>Round 3</b>							
Project	Summary	CCED Funds	Project Budget	Lvkd 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. (See attached bimonthly report narrative)
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. (No bimonthly report, sent letter from the City Manager's office on 11/9/2022)
38th Street Studio	Rehabilitation of existing building located at 3841 Agnes for office space and 5 affordable apartments	\$ 282,354	\$ 641,714	44.00%	\$ -	TBD	Awaiting required documents from developer. (No pre-initial funding report, working on drafted letter from the City Manager's office)
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. (See attached bimonthly report narrative)

Parade Park Homes	Infrastructure/demolition for new construction of 100 multi-family affordable senior apartment units	\$ 905,000	\$ 3,244,533	27.89%	\$ -	TBD	There is no longer any immediate foreclosure at stake from HUD. HUD has hired a management company to evaluate the immediate property needs. Expecting a report late January or early February 2023.
Jazz Hill Apartments	Multi-Family rehabilitation of Jazz Hill Apartments - 197 affordable units	\$ 4,124,296	\$ 33,886,275	18.51%	\$ 3,212,056	-	Project Commenced (No bimonthly report)
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. Processing contract amendment excluding prevailing wage due to the project being a Minor Home Repair Program. (No bimonthly report, sent letter from the City Manager's office on 11/9/2022)

**Round 4**

Project	Summary	CCED Funds	Project Budget	Lvkd Ratio	Funds Disbursed		Notes
Zhou B Arts	Renovation of a vacant 5-story blighted building into art galleries, studios, artist community, and event space facility with outdoor garden	\$ 1,500,000	\$ 44,444,418	3.38%	\$ 1,500,000	-	Project Commenced (No bimonthly report)
Jerusalem Farm	Rehabilitation of 50 residential units in the CCED area between 9th Street to Truman Road and Paseo Blvd to Indiana Ave	\$ 250,000	\$ 406,500	61.50%	\$ -	TBD	Resending final Funding and Disbursement Agreements to developer this week for execution. (See attached pre-initial report)
Ivanhoe Neighborhood Council	Rehabilitation of owner-occupied housing and accessibility upgrades	\$ 545,000	\$ 695,000	78.42%	\$ -	TBD	Awaiting final Funding and Disbursement Agreement drafts reviewed by developer; CM Robinson and Ellington are sponsoring legislation to provide \$175,000 from the city contingency fund to reopen the Ivanhoe Council to continue with City contracts. ; placed on hold due to Ivanhoe Board reconstruction.
Promise Place	Acquisition and construction of 101 garden apartment units of affordable housing in Ivanhoe Neighborhood	\$ 3,600,000	\$ 27,864,118	12.92%	\$ -	TBD	Funding and Disbursement Agreement drafts are currently being prepared. (No pre-initial funding report)
Ivanhoe Neighborhood Council	Construction of 24 units of transitional housing for veterans in the Ivanhoe Neighborhood	\$ 1,500,000	\$ 4,863,867	30.84%	\$ -	TBD	Awaiting transition of contract ownership between developers Ivanhoe Neighborhood Council and Footprints, LLC; CM Robinson and Ellington are sponsoring legislation to provide \$175,000 from the city contingency fund to reopen the Ivanhoe Council to continue with City contracts; placed on hold due to Ivanhoe Board reconstruction.
GEM Theatre	Construction of 5 single-family townhomes with adjoining workspace	\$ 783,266	\$ 2,255,403	34.73%	\$ -	-	Project did not pass through council on 08/11/2022. Developer attended the CCED meetin on 10/11/2022 to give an update on project plans moving forward.
Monaque Advisory	Construction of 9 residential units in the Phillis Wheatley Neighborhood	\$ 275,000	\$ 2,247,678	12.23%	\$ -	13-Dec	Contract is executed; awaiting funding to be released today (12/13/2022)
<b>Total</b>		<b>\$ 43,069,027</b>			<b>\$ 25,782,043</b>		

 Funding Agreement Complete

 Project Complete

Central City Sales Tax Project Reporting - December 13, 2022 (October/November 2022)

Project	Summary	Pre-Funding Agreement	Bimonthly	Close-out	Report Not Submitted	Notes
<b>Round 1</b>						
Linwood Shopping Square	Renovation Retail Shopping Center					Project is completed and closed-out
MACPEN Enterprise	Construction of Child Care Center with Services - Kiddie Depot				X	No report provided for August or October reports as well (Sent letter from the City Manager's office on 11/9/2022; returned undeliverable on 12/12/2022)
Community Builders of Kansas City	Renovation for Entrepreneur Space at 5008 Prospect					Project is completed and closed-out
Emmanuel Family & Child Development	Construction of Child care Center with Services				X	Sent follow-up email on 12/12/2022
Ivanhoe Neighborhood Council	Senior Cottages at 39th Street		X			Reported Late (12/11/2022); CM Robinson and Ellington are sponsoring legislation to provide \$175,000 from the city contingency fund to reopen the Ivanhoe Council to continue with City contracts; placed on hold due to Ivanhoe Board reconstruction.
National Association of Construction Coop	Rehabilitation of Homes throughout the District		X			Sent letter from the City Manager's office on 11/9/2022
Neighborhoods United	Rehabilitation of Homes for Disabled Veterans					Project is completed and closed-out
<b>Round 2</b>						
Urban America Southpointe, LLC	Pre-development for housing project at 63rd & Prospect Ave				X	No report provided for October report as well. Sent follow-up email on 12/12/2022 (Sent letter from the City Manager's office on 11/9/2022; returned undeliverable on 12/12/2022)
Urban America - KC EVE, LLC	Redevelopment of Castle Building and construction of 36 homes at 20th & Vine				X	Sent follow-up email on 10/11/2022 and 12/12/2022; On 10/27/2022 and 11/7/2022 sent emails regarding Funding Agreement, Disbursement Agreement, and documents needed to execute a contract (Sent letter from the City Manager's office on 11/9/2022; returned undeliverable on 12/12/2022)
KC Town Hall	Redevelopment of building on 36th & Indiana Ave into incubator and 3 affordable housing apartments	X				Sent letter from the City Manager's office on 11/9/2022
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				Sent letter from the City Manager's office on 11/9/2022
Palestine Economic Dev. Corp	Construction of 39 unit assisted living facility at 35th Street and Prospect.		X			Reported Late (12/11/2022)
<b>Round 3</b>						
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			Sent letter from the City Manager's office on 11/9/2022
38th Street Studio	Rehabilitation of existing building located at 3841 Agnes for office space and 5 affordable apartments				X	No report provided for August or October reports as well. Sent follow-up email on 12/12/2022 (Sent letter from the City Manager's office on 11/9/2022)
The Overlook District	Site infrastructure for future 11 acre office / mixed-use development		X			
Parade Park Homes	Infrastructure/demolition for new construction of 100 multi-family affordable senior apartment units				X	There is no longer any immediate foreclosure at stake from HUD. HUD has hired a management company to evaluate the immediate property needs. Expecting a report late January or early February 2023.
Jazz Hill Apartments	Multi-Family rehabilitation of Jazz Hill Apartments - 197 affordable units				X	Sent follow-up email on 12/12/2022
Santa Fe Homes	Home rehabilitation program in Santa Fe Neighborhood (\$50,000 maximum loan per home)				X	Sent follow-up email on 12/12/2022 (Sent letter from the City Manager's office on 11/9/2022)
<b>Round 4</b>						
Zhou B Arts	Renovation of a vacant 5-story blighted building into art galleries, studios, artist community, and event space facility with outdoor garden					Sent follow-up email on 12/12/2022
Jerasulam Farm	Rehabilitation of 50 residential units in the CCED area between 9th Street to Truman Road and Paseo Blvd to Indiana Ave		X			Reported Late (12/12/2022)
Ivanhoe Neighborhood Council	Rehabilitation of owner-occupied housing and accessibility upgrades				X	CM Robinson and Ellington are sponsoring legislation to provide \$175,000 from the city contingency fund to reopen the Ivanhoe Council to continue with City contracts; placed on hold due to Ivanhoe Board reconstruction.
Promise Place	Acquisition and construction of 101 garden apartment units of affordable housing in Ivanhoe Neighborhood				X	Sent follow-up email on 12/12/2022
Ivanhoe Neighborhood Council	Construction of 24 units of transitional housing for veterans in the Ivanhoe Neighborhood				X	CM Robinson and Ellington are sponsoring legislation to provide \$175,000 from the city contingency fund to reopen the Ivanhoe Council to continue with City contracts; placed on hold due to Ivanhoe Board reconstruction.
GEM Theatre	Construction of 5 single-family townhomes with adjoining workspace					Project did not pass through council on 8/11/2022
Monaque Advisory	Construction of 9 residential units in the Phillis Wheatley Neighborhood		X			Reported Late (12/12/2022)

# **CCED Projects Close-out Reports**

**(None Reported)**

# **CCED Projects Pre-Initial Funding Reports**

# CCED Pre-Initial Fund Disbursement Bimonthly Reporting

All information provided should be as of the first day of the first month and the last day of the second month being reported. The bimonthly reports may be due no later than the 10th day of the reporting month.

## Reporting Months

December 2022 Report (October/November 2022)

## Name of Project

KC Town Hall

## Developer Point of Contact Name (First and Last Name)

James Burkart & Paul Lewis

## Developer Point of Contact Phone Number

816-728-8685 & 816-460-5306

## Developer Point of Contact Email Address

jamie.burkart@gmail.com & paul.lewis@lathropgpm.com

## 1. Did you get Professional and Construction Services M/WBE goals established by CREO KC?

No

**If the answer to question 1 above is no, please explain why. Also indicate if your budget has changed since your intital application submission. (Put N/A if you answered Yes)**

Administrator for project has changed. Need to contact city for information regarding specified goals.

## 2. Have you contacted CREO KC to establish POC for Pre-bid, Bid, Pre-Construction, and Construction meetings for your project?

No

**If the answer to question 2 above is no, please explain why. (Put N/A if you answered Yes)**

Administrator for project has changed. Need to contact city for information regarding specified goals.

## 3. Have you started construction within 90 days after the beginning date of your Funding Agreement with the City of Kansas City, Missouri (CCED)?

Not Applicable

**If answered yes to question 3, what is Wage Order you are using for your project? (Put N/A if you answered No)**

N/A

**4. Has your project selected subcontractors and have entered into agreements with selected subcontractors that includes language that clearly identifies the project as a prevailing wage project?**

No

**5. Have you submitted your CUP/LOIs for Professional Services for review and acceptance from CREO KC?**

Not Applicable

**If the answer to question 5 above is no, please explain why. (Put N/A if you answered Yes)**

Proposed land use is consistent with existing zoning, use codes, and historic use of this building and location, although this is something we can discuss with CREO KC when we meet with them.

**6. Have you submitted your CUP/LOIs for Construction Services for review and acceptance from CREO KC?**

No

**If the answer to question 6 above is no, please explain why. (Put N/A if you answered Yes)**

Administrator for project has changed. Need to contact CREO KC for information.

**7. Have you provided all subcontractors with the Missouri publication for prevailing wage guide?**

Not Applicable

**8. Is the Missouri Prevailing Wage Notice to ALL Employees posted with the applicable Wage Order decision on the job site in an area protected from the weather and easily visible to ALL workers on the construction site?**

No

**If the answer to question 8 is yes, please explain exactly where the information is located on the construction site. (Put N/A if you answered No)**

N/A — Construction is not presently underway.

**9. Has your project begin construction and/or demolition work?**

No

**10. Is Prevailing Wage for your project set up in eComply?**

No

**If yes to question 10, have you reviewed all weekly certified payrolls to ensure compliance with the prevailing wage order and have submitted such payrolls and employee interview forms to the City via the MYLCM (eComply) system?**

Not Applicable



**11. Is there any additional information regarding your project that you feel is important to share? (If yes, please explain; if no, put N/A)**

We will provide all subcontractors with Prevailing Wage information as required. We would like to set up a meeting with CREO KC to ensure we have all relevant information so we can promptly fulfill any and all requirements.

# CCED Pre-Initial Fund Disbursement Bimonthly Reporting

All information provided should be as of the first day of the first month and the last day of the second month being reported. The bimonthly reports may be due no later than the 10th day of the reporting month.

## Reporting Months

October 2022 Report (August/September 2022)

## Name of Project

Prospect Summit Duplexes

## Developer Point of Contact Name (First and Last Name)

Leonard J. Graham

## Developer Point of Contact Phone Number

Office 816-283-3456 Cell 816-590-1830

## Developer Point of Contact Email Address

LGRAHAM@TB-ENGR.COM

### 1. Did you get Professional and Construction Services M/WBE goals established by CREO KC?

Yes

**If the answer to question 1 above is no, please explain why. Also indicate if your budget has changed since your intital application submission. (Put N/A if you answered Yes)**

The overall project budget has escalated due to cost increases that have occurred since initial award.

### 2. Have you contacted CREO KC to establish POC for Pre-bid, Bid, Pre-Construction, and Construction meetings for your project?

No

**If the answer to question 2 above is no, please explain why. (Put N/A if you answered Yes)**

The project has not advanced to the construction phase as yet.

### 3. Have you started construction within 90 days after the beginning date of your Funding Agreement with the City of Kansas City, Missouri (CCED)?

No

**If answered yes to question 3, what is Wage Order you are using for your project? (Put N/A if you answered No)**

N/A

**4. Has your project selected subcontractors and have entered into agreements with selected subcontractors that includes language that clearly identifies the project as a prevailing wage project?**

No

**5. Have you submitted your CUP/LOIs for Professional Services for review and acceptance from CREO KC?**

No

**If the answer to question 5 above is no, please explain why. (Put N/A if you answered Yes)**

It is my understanding that since CCED Funding will only be used for construction that professional services were to be handled by Ms. Sandra Rayford of EDC. Changes in the project professional services budget are being refined and will be submitted to Ms. Rayford.

**6. Have you submitted your CUP/LOIs for Construction Services for review and acceptance from CREO KC?**

No

**If the answer to question 6 above is no, please explain why. (Put N/A if you answered Yes)**

The project has not progressed to the construction phase.

**7. Have you provided all subcontractors with the Missouri publication for prevailing wage guide?**

Not Applicable

**8. Is the Missouri Prevailing Wage Notice to ALL Employees posted with the applicable Wage Order decision on the job site in an area protected from the weather and easily visible to ALL workers on the construction site?**

Not Applicable

**If the answer to question 8 is yes, please explain exactly where the information is located on the construction site. (Put N/A if you answered No)**

N/A

**9. Has your project begin construction and/or demolition work?**

No

**10. Is Prevailing Wage for your project set up in eComply?**

No

**If yes to question 10, have you reviewed all weekly certified payrolls to ensure compliance with the prevailing wage order and have submitted such payrolls and employee interview forms to the City via the MYLCM (eComply) system?**

Not Applicable

**11. Is there any additional information regarding your project that you feel is important to share? (If yes, please explain; if no, put N/A)**

The project has been stalled due to the necessity of condemnation of one small tract in the middle of the site. The condemnation process is complete and we are awaiting the judges signature which will allow filing of a final plat.

# CCED Pre-Initial Fund Disbursement Bimonthly Reporting

All information provided should be as of the first day of the first month and the last day of the second month being reported. The bimonthly reports may be due no later than the 10th day of the reporting month.

## Reporting Months

December 2022 Report (October/November 2022)

## Name of Project

Jerusalem Farm Minor Home Repair Program

## Developer Point of Contact Name (First and Last Name)

Jordan Schiele

## Developer Point of Contact Phone Number

8164629296

## Developer Point of Contact Email Address

jessie@jerusalemfarm.org

## 1. Did you get Professional and Construction Services M/WBE goals established by CREO KC?

Not Applicable

If the answer to question 1 above is no, please explain why. Also indicate if your budget has changed since your intital application submission. (Put N/A if you answered Yes)

N/A

## 2. Have you contacted CREO KC to establish POC for Pre-bid, Bid, Pre-Construction, and Construction meetings for your project?

Not Applicable

If the answer to question 2 above is no, please explain why. (Put N/A if you answered Yes)

N/A

## 3. Have you started construction within 90 days after the beginning date of your Funding Agreement with the City of Kansas City, Missouri (CCED)?

Not Applicable

If answered yes to question 3, what is Wage Order you are using for your project? (Put N/A if you answered No)

N/A

**4. Has your project selected subcontractors and have entered into agreements with selected subcontractors that includes language that clearly identifies the project as a prevailing wage project?**

Not Applicable

**5. Have you submitted your CUP/LOIs for Professional Services for review and acceptance from CREO KC?**

Not Applicable

**If the answer to question 5 above is no, please explain why. (Put N/A if you answered Yes)**

N/A

**6. Have you submitted your CUP/LOIs for Construction Services for review and acceptance from CREO KC?**

Not Applicable

**If the answer to question 6 above is no, please explain why. (Put N/A if you answered Yes)**

N/A

**7. Have you provided all subcontractors with the Missouri publication for prevailing wage guide?**

Not Applicable

**8. Is the Missouri Prevailing Wage Notice to ALL Employees posted with the applicable Wage Order decision on the job site in an area protected from the weather and easily visible to ALL workers on the construction site?**

Not Applicable

**If the answer to question 8 is yes, please explain exactly where the information is located on the construction site. (Put N/A if you answered No)**

N/A

**9. Has your project begin construction and/or demolition work?**

Not Applicable

**10. Is Prevailing Wage for your project set up in eComply?**

Not Applicable

**If yes to question 10, have you reviewed all weekly certified payrolls to ensure compliance with the prevailing wage order and have submitted such payrolls and employee interview forms to the City via the MYLCM (eComply) system?**

Not Applicable

**11. Is there any additional information regarding your project that you feel is important to share? (If yes, please explain; if no, put N/A)**

Still waiting on final contract with KCMO



# **CCED Projects Bimonthly Reports**



**CCED Monthly Report  
Ivanhoe Neighborhood Council  
Garfield East Senior Cottages, Contract #2019-0063  
October – November 2022**

**Activities this period include:**

- Site:
  - Storm sewer and detention system installation substantially complete and backfilled.
  - Additional storm water structures staged on site; not sure of purpose, may be rejects.
  - Water main extension installed (38<sup>th</sup> Terr), chlorinated and tested.
  - North retaining wall footing (east side) poured.
  
- Building 1, North Building:
  - Wall framing complete.
  - Roof structure/sheathing/roofing/drip edge installed.
  - Windows and exterior door installation substantially complete.
  - Electrical rough-in started.
  
- Building 2, South Building:
  - Roof shingles installed
  - Windows installed and flashed.
  - MEP rough-in continues in progress:
    - DWV substantially complete
    - Water line installation started
    - Electrical boxes set/wiring runs started
    - No ductwork as yet.
  
- 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 Draws meeting with notification to appropriate City Departments, Architect of Record, Consultant, Developer and General Contractor.

**Completion Progress – 67%**

**Significant Problems – None during this period**

**Proposed Changes to Remedy Problems**



- NATIONAL ASSOCIATION OF CONTRACTORS & CONSTRUCTION COOPERATIVE -

To: CCED Board & Committee  
From: Edward Bell, Chairman & CEO, NACCC  
Date: 11/10/2022  
RE: October/November Bi-Monthly Project Status Update

NACCC currently has submitted applications for homes to acquire for rehabilitation and execute model block concepts for replication in strategic areas of the CCED district and leveraging strategic partnerships consisting of NHA's, contractors and subcontractors, and equational community partners to be inserted into the community and neighborhood redevelopment equation at various points of the project.

NACCC has secured private financing, strategic partnerships with development organizations, civic and small business organizations, and competent and capable contractors and subcontractors ready to engage in revitalizing the livability of our collective communities. We are currently engaged in partnerships with a private development group in a housing project that will be leveraged for future model and planning approaches that we are looking forward to showcasing and sharing in the near future.

To date no funds have been dispersed or allocated for any professional services activities. Applications have been submitted and are in the process for revision for resubmission. We have received an additional \$85,000 for our project. Our project budget total to date is \$300,000.

Edward Bell  
Chairman & CEO, NACCC

**DATE:** December 7, 2022  
**TO:** Dion Lewis, City of KCMO  
**FROM:** Shalaunda Holmes, UNI  
**RE:** **Contract No. 2020-0101 CCED Bi-monthly Reporting Period  
October/November**

**DELIVERY:** Via upload to City link via Cognito Forms

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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 (on the homes utilizing funds only)**

Site clearing/grading and tree removal completed on the 2500 block of Park on the west side of the street and construction has commenced. Demolition of 2 obsolete structures and additional tree removal has been completed to make room for additional new construction. 2 additional private sewer line replacements are upcoming on existing homes to be renovated once sewer scopes have been completed. Two home dedications were held in late October to welcome new families to the neighborhood and to their new home (located on the eastside of the 2500 Block of Park).

#### **FINANCIAL REPORT NARRATIVE**

We have \$59,498.75 remaining in advanced CCED funds as of 12/7/2022. We anticipate applying reimbursement requests to the excess advanced funds as applicable until advanced funds are fully expended. We anticipate spending down the remaining grant balance of \$129,497.75 in 2023.

## Monthly Performance Narrative Report

- Site acquisition and title cure
- PIEA condemnation project management
  - o Completion of title cure is scheduled for December of this year.
- Pre-construction project management
  - o Demo applications for permit are being submitted, to start immediately after abatement is complete
  - o Abatement schedule to be completed in December
- Approval for additional funding from MHDC to complete capital stack in anticipation of title cure at year end.

## **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**

**October/November 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.

Other services provided to residents 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.

Expenses incurred in October and November include:

\$10,000.00 to reStart, the sub-contractor providing resident services, for services provided during the third quarter..

**Linwood Property, Inc. has not received CCEDST funds requested as part of its June/July financial report in the amount of \$46,333.33.**

### *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 that are part of a special needs population. The CCEDST funds, however, were always intended for the provision of services to those 16 households that are part of a special needs population.

**Timely receipt of CCEDST funds from the City.**

### **Project 2**

In November Linwood Property, Inc. and Nueva executed a construction contract. Scott Associates selected design-build proposals from four MEP firms and Linwood Property, Inc. is currently negotiating contracts with each of the four firms. Those firms include Sewerworks, LLC; American Fire Sprinkler Corporation; Ryan Electric; and Metro Air. Construction is expected to begin the week of December 5 and substantially completed in January 2023, with project closeout by March 1, 2023.

Expenses incurred in October and November include:

No expenses have been submitted for October or November 2022. Payment applications are expected in December 2022 and all equipment purchases are expected to be made in December 2022.

### *Challenges*

None to date.

## Palestine Legacy Residences December 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 low and moderate-income senior residents. Recognizing this demand, the Missouri Health Care Facilities Review Committee voted on November 10, 2022 to extend Certificate of Need #5323 until November 7, 2023.

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 parcels not yet controlled or optioned by PEDC/KCATA. This allocation will also fund environmental assessments, environmental remediation, the demolition of obsolete and vacant buildings, and completing architectural plans.

Through its legal counsel, KCATA has acquired 2 parcels and has agreements with the remaining two ownerships, including the Kansas City Homesteading Authority. Of particular note is the successful negotiation with the ownership of the convenience store at the corner of 35<sup>th</sup> and Prospect. Under the executed agreement, the store owner will join in a new Community Improvement District, sell its vacant property at 35<sup>th</sup> and Montgall to the ATA and provide interior space at the convenience store to as a possible location for a neighborhood-based food vendor and KCATA or CID offices. With the execution of this agreement, all the property needed for the PLR facility is under the control of PEDC or KCATA.

PEDC has executed design and engineering contracts totaling \$268,856. Construction drawings and other documents were submitted to the City of Kansas City on November 3, 2022 for a building permit. This application is noted on the city's COMPASS system as CRBC-2022-40234.

PEDC has been pursuing local and national philanthropic organizations for the remainder of the estimated \$6.7mm development cost. Continuing dialogue with the Ina Calkins Foundation and a new outreach to the Sherman Family Foundation will seek operational subsidies and leverage applications to the Health Forward and Maybee foundations. PEDC continues to work with ALT-Cap and Legacy Bank of Springfield MO to identify CDE's with recent allocations of New Market Tax Credits (NMTC) who have a history of NMTC investments in health care facilities and other PLR-related investment types.

A disbursement to PEDC of \$79,750 from CCEDST funding previously provided to KCATA was authorized for payment by the city on 9/19/2022. PEDC and KCATA will submit an amendment

to the existing funding agreement recognizing a lower property acquisition cost along with adjusted legal and design costs.





December 09<sup>th</sup>, 2022.

Re: CCED Bimonthly Report

1900 Vine Street, LLC  
924 NW 1ST STREET,  
Fort Lauderdale, FL 33304

To whom it may Concern

One Nine Vine phase I project is being built as scheduled, moving right along and without significant setbacks.

Since the last report, we have completed all CMU work on the stair towers and elevator shafts. Also, we have completed all of the interior CMU at the pump, electrical, trash, and basement elevations.

Regarding the garage walls, all are complete now and the slab on grade preparation work will complete next Monday 12/12/2022. The earliest day the big -meter pump have available to pour that slab is 12/14. Hopefully the weather cooperates, and we hit that date. The plan is to start shoring for the garage deck on Monday 19<sup>th</sup> and that will carry on until January, 11<sup>th</sup>.

Transformer pads are set, and provisions installed for temporary power and the meter is to be installed today Friday 12/09/2022. We are at the mercy of the power company on this, but are hopeful we will see it no later than the 12<sup>th</sup>.

Plumbing rough in at the underside of the podium is about 60% complete.

The wood panel installation is setting 7 days behind schedule right now, 4 of those days were weather days that were documented and the other three were due to design issues and getting RFI's answered and implemented. The design team worked very well with us to turn these around and suppliers jumped through hoops to get material on-site to limit the schedule impact. The first floor of these always takes a bit longer as it sets the stage for all of the other floors. Third-floor wall panels are starting to install



today 12/09/2022 and floor joists are scheduled to arrive next Friday 12/16/2022. This will get us back on schedule if we can hit those dates.

Detention system and east retaining wall installations will be starting in the coming weeks as well.

We have been pushing for the public improvement permit, with the temperatures going down and the building going up all of the floor drains have nowhere to go as they all empty into the storm system whose installation is directly impacted by this permit. I have left all of the ground floor cleanout caps off so any buildup will run out there.

Finally, we have passed all the City inspections on first-floor structural, shear walls, and structural metal studs on the ground level this week.

Currently, on the project financials, we are still performing within the budget (attachment 2 provided). We received the second draw from the CCED after the third party inspector went to the site and approved the draw. The funds have been sent to Paric.

We are currently at 40% completion by cost over the development budget. We are currently requesting the initial draw from the bank and the documentation is been under review by the title company. We hope to get the first draw this week and have paid November and part of October pay app from Paric.

Lastly, we haven't been set up by the city on any of the reporting system such as B2Gnow and eComply. We look forward to our registration to this system and being able to report our number online.

Best Regards,

Rey Vivas

Project Manager

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**Monthly Report Submission**

The project is currently 80% complete. We have made several variations to the proposed budget and plan. The obvious reason for changes are due to cost of materials and vendor availability. The not so obvious reason are due to personal & life changing events that have occurred with Mr. Wright. Since the release of the initial cced disbursement, Mr. Wright has become wheelchair bound. With all of these impacting factors, we have since had to make several deviations that enhance the ADA accessibility as well as find creative ways to work within the existing budget due to the economic climate.

**TOTAL CONSTRUCTION COMPANY, LLC**

ALVIN GILREATH  
Owner

Offices at Overlook

Monthly Report Submission

October/November 2022

Construction work began in earnest during this period. Utility installations, and final site grading were major activities. The sidewalks along Dr Martin Luther King Jr Boulevard were demolished and new sidewalks are being installed. The installation of interior site/walking trail sidewalks is nearing completion, and much of new curbing is in place. The installation of electrical conduit and wiring has also begun. Retaining walls are starting to be installed also. The target is to still get asphalt in place this year – pressing to get in place before the asphalt plants close for the winter.

The installation of landscaping materials will probably not occur until Spring.

## Not Applicable

We have submit everything and are waiting to be funded. Our first funding draw will go straight to the title company for acquisition.