



# 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, November 8, 2022  
12:00 PM

Zoom Meeting: <https://zoom.us/j/94196295826>

Meeting ID: 941 9629 5826

Phone: (646) 558-8656 Passcode: 94196295826#

1. Call to Order
2. Public Comment
3. Minutes
4. Net Zero Housing Presentation
5. Treasurer's Report
6. Consultant's Report
7. Project Report
8. Administrative Services Update
9. Other Business
10. Additional Business
  - o There may be general discussion of matters related to the Central City Economic Development Sales Tax.
  - o Pursuant to subsections (1) and (12) of Section 610.021 of the Revised Statutes of Missouri, there may be a closed session to discuss a) legal matters, litigation or privileged communications with attorneys; and/or b)

sealed proposals and related documents or any documents related to a negotiated contract.

#### 11. 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 October 11, 2022 Board Meeting

<b>Board Members Present</b>	Melissa Patterson-Hazley, Vice Chair Kenneth Bacchus, Treasurer Makini King, Board Member
<b>Consultants Present</b>	Cheryl Harrison-Lee, 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 Keema McCoy, Councilman Barnes Office
<b>Community Members Present</b>	Dwayne Williams, Twelfth Street Heritage Drew Rosenbarger, Flaherty & Collins Properties Pat Jordan, Gem Cultural and Educational Center Tarold Davis, The Acquisition Marvin Lyman, Equitable Development Partners, LLC LaKeshia Sanders, Equitable Development Partners, LLC

Call to Order:

Vice Chair Patterson-Hazley called the meeting to order at 12:16pm.

Public Comment: Pat Jordan and Tarold Davis provided a brief report regarding the results from the City Council with their CCED and other city funds requests. They are moving forward with the project through private sources.

Approval of Minutes: Vice Chair Patterson-Hazley asked for a motion to approve the August 9, 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).

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).

Consultant’s Report: Ms. Allen with HLDC reported that, with the inputs from the CCED board, she is currently working on round 5 RFP. Ms. Allen will be presenting the RFP report/recommendations at the next board meeting on November 8, 2022.

Developers Report: Mr. Williams requested \$1,000,000.00 due to increase in interest rates, material, and labor costs. Board Member Bacchus moved to recommend \$150,000.00, which is in line with CCED’s policy. Board Member King seconded the motion. The motion passed with a vote of 3-0 (Patterson-Hazley, Bacchus, King).

Project Update: City Staff Member Lewis provided an overview of the CCED projects. Funds have been initiated for 60% of the CCED projects approved. Ten projects are still working on Funding Agreements.

Administrative Services Update: No update.

Other Business: There was no additional business.

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 1:45 pm.

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

	Actual FY 2020-21	Actual FY 2021-22	Adopted FY 2022-23	Projected Activity FY 2022-23	Activity to Date <sup>1</sup> FY 2022-23	Actuals to Date <sup>2</sup> FY 2022-23
Beginning Fund Balance	\$ 19,978,759	\$ 24,781,743	\$ 20,324,632	\$ 20,324,632	\$ 20,324,632	\$ 20,324,632
Reserve for Encumbrances	401,273	3,510,209	6,430,693	6,430,693	6,430,693	6,430,693
Rollforward of encumbrances from prior fiscal year	(3,510,209)	(6,430,693)	-	-	-	-
Rollforward of appropriations to next fiscal year	-	(17,998,560)	-	-	-	-
<b>Total Fund Balance</b>	<b>16,869,822</b>	<b>3,862,700</b>	<b>26,755,325</b>	<b>26,755,325</b>	<b>26,755,325</b>	<b>26,755,325</b>
<b>Revenues</b>						
Sales Tax	9,353,764	11,382,152	11,628,900	11,628,900	6,549,110	6,549,110
Miscellaneous Income	57,357	4,857	56,000	\$56,000.00	27,428	27,428
<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>\$6,576,538</b>	<b>\$6,576,538</b>
<b>Expenses</b>						
Wages	61,488	67,616	77,506	77,506	77,506	43,701
Benefits-Insurance-Health-FICA	19,640	23,792	33,774	33,774	33,774	17,929
Pension	9,986	13,332	15,523	15,523	15,523	7,819
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>69,448</b>
Training/Meeting/Phone/Network Charges	1,138	-	7,525	7,645	7,645	5,467
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	6,575
<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>16,322</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>11,626,463</b>
<b>Surplus (Deficit)</b>	<b>7,911,922</b>	<b>(1,536,628)</b>	<b>-</b>	<b>(24,429,253)</b>	<b>(29,537,615)</b>	<b>(5,049,924)</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>\$ (2,782,290)</b>	<b>\$ 21,705,401</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.
3. Advance of \$350,000 for the kitchen project was processed in January 2022. Refunding overpayment to project.



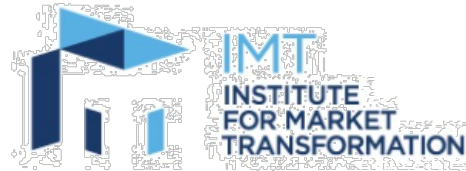
# Zero Barriers to Net Zero

## Transforming our buildings amid a changing climate

**November 8, 2022**



# Founding Partners



**ELEVATE ENERGY**  
Smarter energy use for all



# Capitalizing on an unprecedented opportunity

## ➤ American Rescue Plan

Eligible for building upgrades, clean energy jobs training

## ➤ Infrastructure Investment and Jobs Act

- Energy Efficiency Revolving Loan Funds (Q4 2022, formula for states, ~\$5M)
- Clean Energy Jobs Training
- Energy Code Implementation
- Technology Prizes
- School Upgrades
- Energy Efficiency Conservation Block Grants (Q4 2022, formula to cities, counties, states)

## ➤ Inflation Reduction Act

- Energy Efficiency Improvements + solar credits + energy storage
- Heat pump and electric appliance installation
- Commercial Buildings Energy Efficiency Credit (existing)  
25-50% reduction = \$2.50-\$5.00 per SF Credit
- New Energy Efficiency Home Credit (up to \$5,000 per unit for zero energy ready homes)
- \$1 Billion for affordable housing retrofits (HUD administered)
- \$27 Billion Greenhouse Gas Reduction Fund



# P3 Approach

BUILDING OWNERS

TENANTS

LENDERS

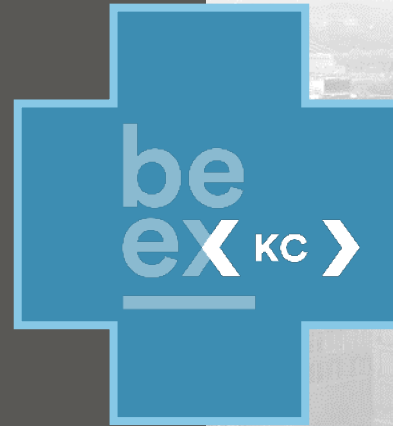
ENGINEERS

ARCHITECTS

CONTRACTORS

REAL ESTATE PROF.

COMMUNITY LEADERS



REGIONAL BODIES

CITY GOVERNMENT

UTILITIES

CIVIC LEADERS

NON-PROFITS

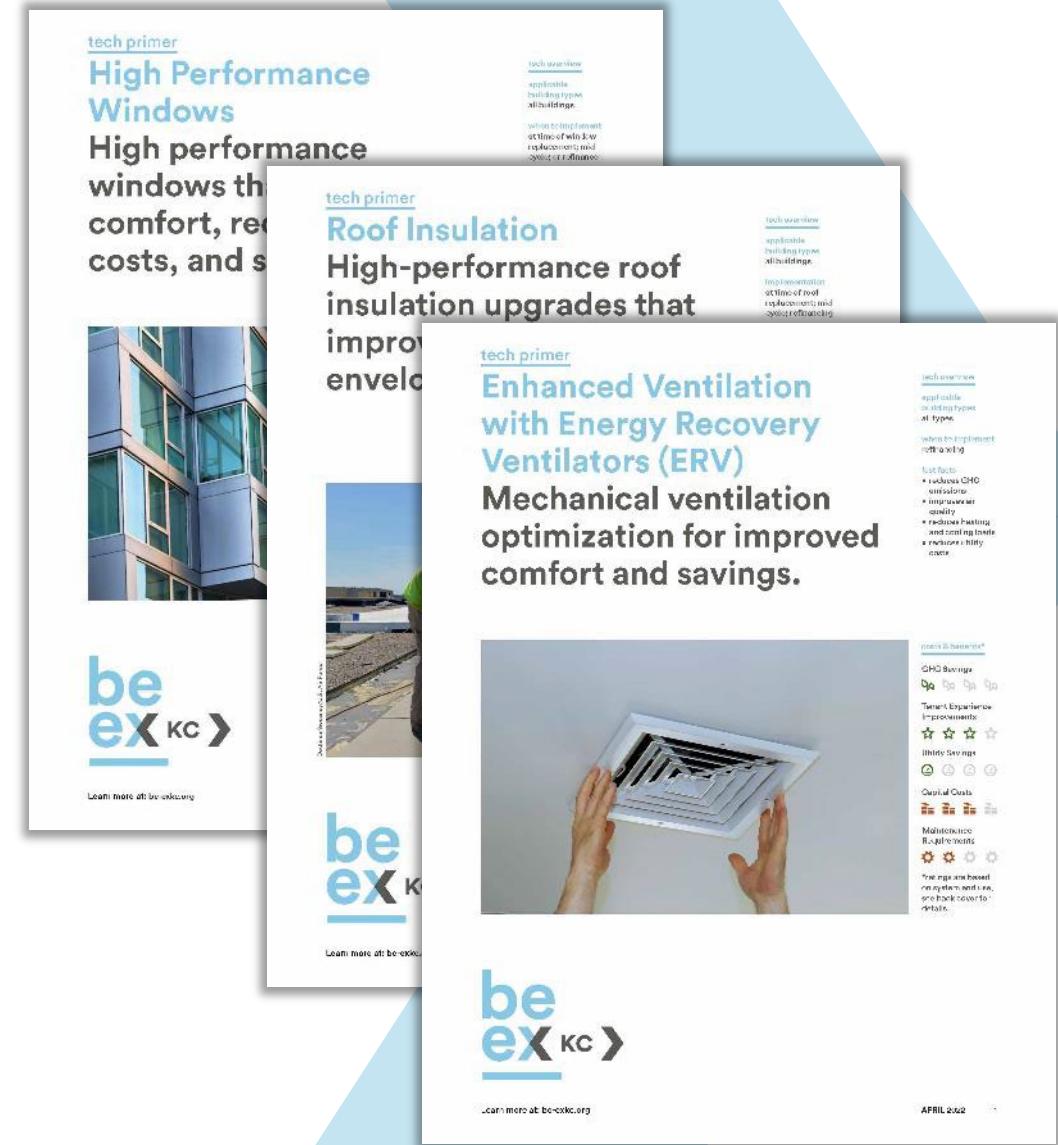
# Cultivating the Building Decarbonization Ecosystem



# 1 | Building Decarb Toolkits

[www.be-exkc.org](http://www.be-exkc.org) > Resources

- LED Retrofits
- High Performance Windows
- Envelope Insulation
- Air Sealing
- Solar PV
- DOAS and ERV
- Tenant Energy Use Reduction
- Heat Pumps
- POU Domestic Hot Water



# 2 | Rising Trades Contractor Accelerator



Business Services Collective

[www.risingtrades.org](http://www.risingtrades.org)

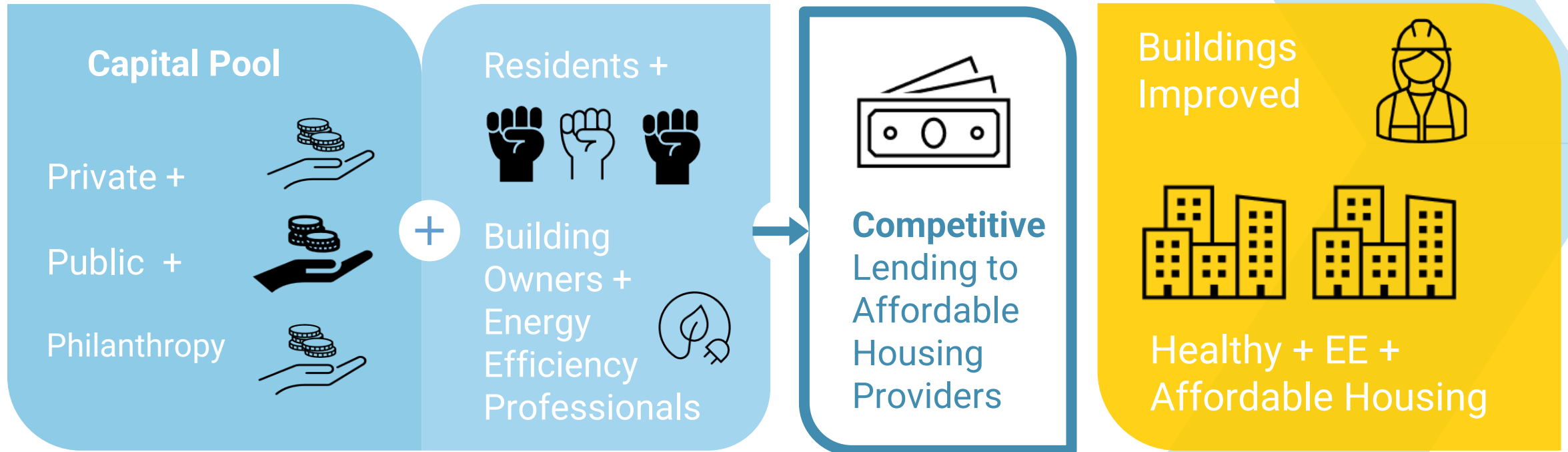
Supports MBE Contractors to grow their business through support services and energy efficiency project opportunities

- 40 hours back-office support
- Business Coaching
- Clean Energy Growth Plan



# 3 | Energy Efficiency Investment Fund

## Process + Relationships



# Kansas City's community development leadership offers great potential for **positive change**

- KCMO Housing Trust Fund Board
- MARC's Regional Housing Partnership
- Urban Neighborhood Initiative
- Community Builders of Kansas City
- Westside Housing Organization
- Incremental developers
- Neighborhood non-profits
- Mission-based non-profits
- UMKC Center for Neighborhoods, Small Apartments Study
- Resident-owned models like Lykins' MINT and Marlborough Community Land Trust
- KC Tenants
- Grassroots organizations



# 3 | Energy Efficiency Investment Fund



ULI Greenprint Center for Building Performance



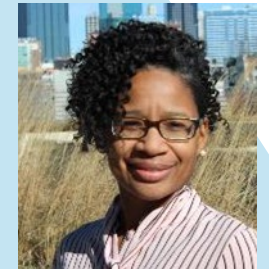
Kansas City

**OVERLAND PARK**  
K A N S A S



Building a diverse capital pool to fund energy efficiency improvements and building upgrades in multi-family housing

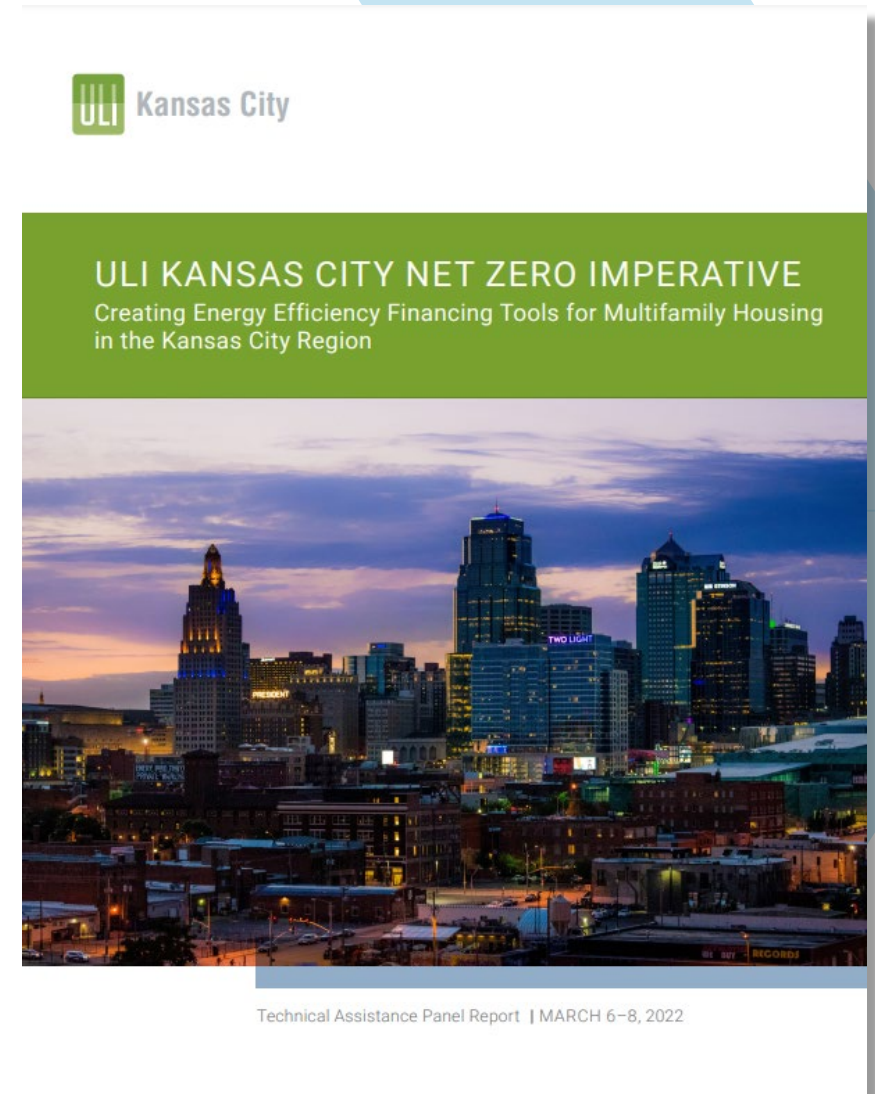
- Technical Assistance Panel Conducted in March 2022
- Studied Overland Park, KS and Kansas City, MO



# 3 | Energy Efficiency Investment Fund

## Take-aways

- Focus one jurisdiction at a time and grow regionally
- Bring in a 3<sup>rd</sup> party fund manager who specializes in energy efficiency financing
- Streamlined and competitive product offerings
- Be accountable to public policy goals
- Leverage its funding (grow to \$40-50M)
- Build the EE ecosystem to support



[Final Report Linked Here](#)



# Next Steps

## 1. Cultivate community partnerships + shared vision (2023-2024)

- KCMO Housing Trust Fund
- MARC RHP Strategy Committee
- Urban Neighborhood Initiative
- Community Builders of Kansas City
- Westside Housing Organization
- Incremental developers, neighborhood/mission-based leaders
- KC Tenants
- UMKC Center for Neighborhoods, Small Apartments Study
- Resident-owned models like Lykins' MINT and Marlborough Community Land Trust
- Discover additional grassroots community organizations and deepen engagement

## 2. Build the fund vehicle (2023-2024)

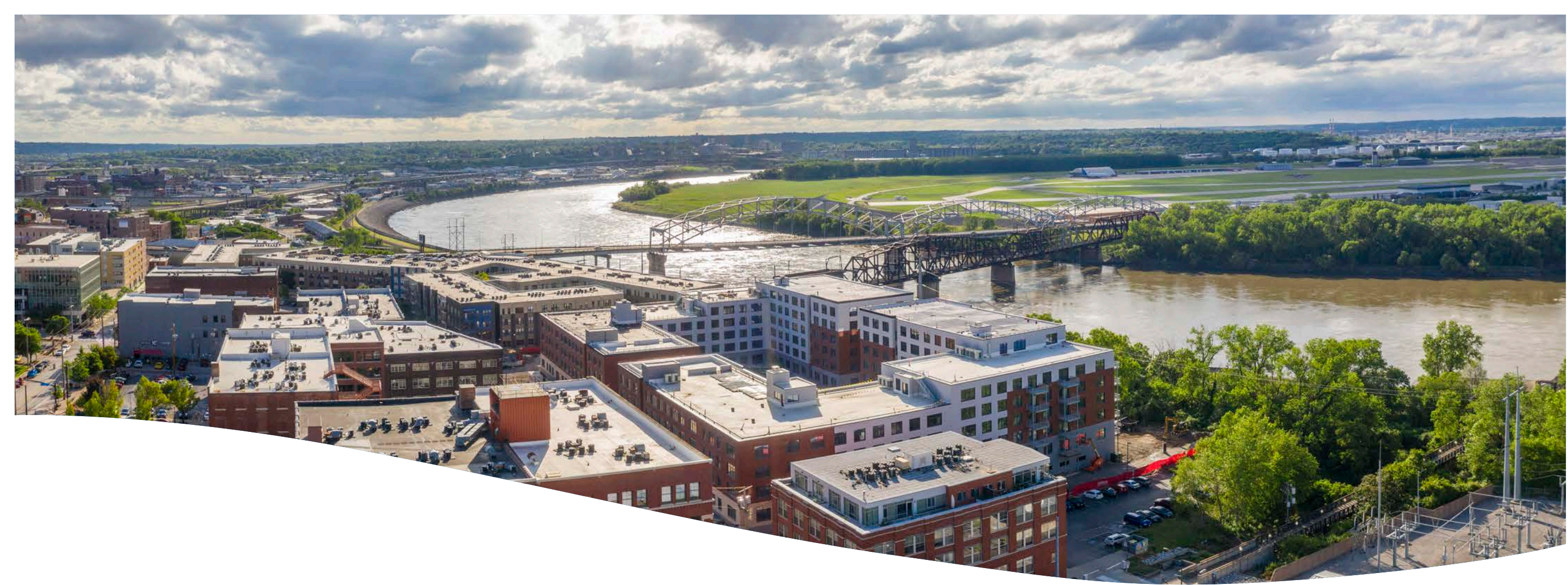
- Pursue federal funding opportunities
- Formalize a partnership with an energy efficiency financing specialist
- Formalize pilot project pipeline with community partners





# Thank you!





# Arnold Development | CCED Presentation

# Our Mission



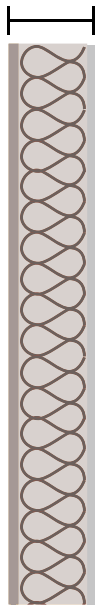
Maximize the good we can do with the resources we have.

People + Planet + Profit = Total Return

# Passive House: Cost Effective Energy Efficiency

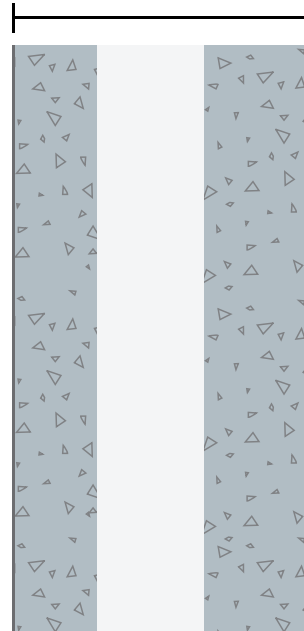
Our buildings are built to the Passive House standard, which is the leading green building standard in Europe and results in 80% reduction energy consumption.

5" Walls



\$147.00 per month

16" Walls



\$49.32 per month

70-80%  
Reduction  
in Energy  
Use

## Code Based Buildings

Poorly insulated building envelopes require oversized mechanical systems that consume 5x more energy than Passive House buildings.

## Passive House Buildings

Super Insulated building envelopes require only small heaters and air conditioners that consume 70-80% less energy than Code Based Buildings.



# The Current “Low First Cost” Approach is Broken

Most wood frame buildings have:

- High utility costs
- High insurance rates
- High maintenance costs
- Water intrusion issues
- Do not offer stable yields



## Design buildings to last 200+ years.

16" thick insulated precast walls create a resilient structure with:

- Lower utility costs
- Lower insurance rates
- Lower maintenance costs
- Better thermal comfort
- Lower Carbon Emissions

# Arnold Development | Built to a higher standard.

How is our approach different?

We develop exceptionally high quality, energy efficient residences in walkable neighborhoods.

Our buildings last 200+ years and result in:

- Diverse mixed-income communities
- Lower operating costs
- Lower carbon emissions
- Better Quality of Life



PROVEN TRACK RECORD

# Second and Delaware Apartments



Winner of the  
National Apartment Association's  
New Construction Community of  
the Year Award



Second & Delaware

## Second and Delaware

- 276 Units
- World's Largest Passive House
- 100% leased in 8 months
- 60 Person Waiting List



# Reduced Energy Consumption

50% of global carbon emissions come from buildings. Passive House offers a way to cost effectively reduce green house gas emissions.



## Code Based Building

Building Size 277,512 SF

Site Energy **40,703,695** kBtu/yr

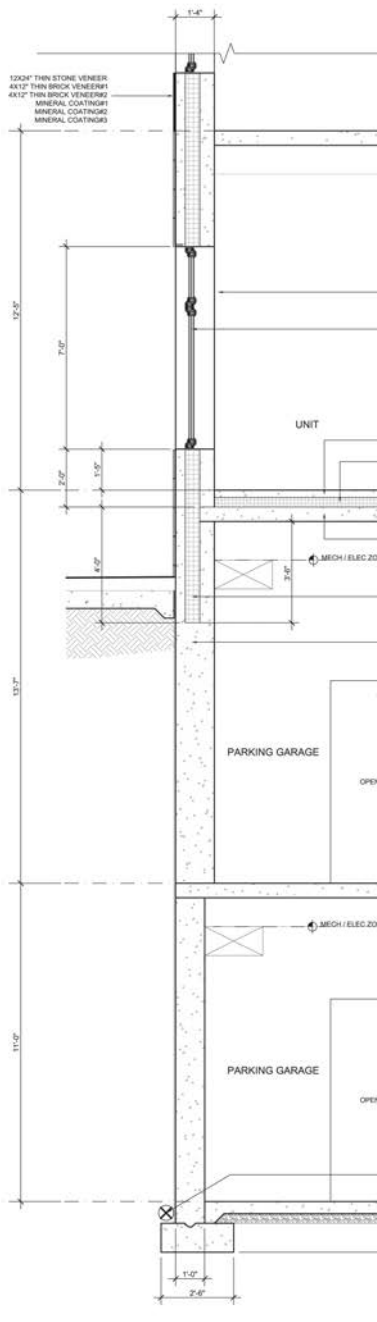
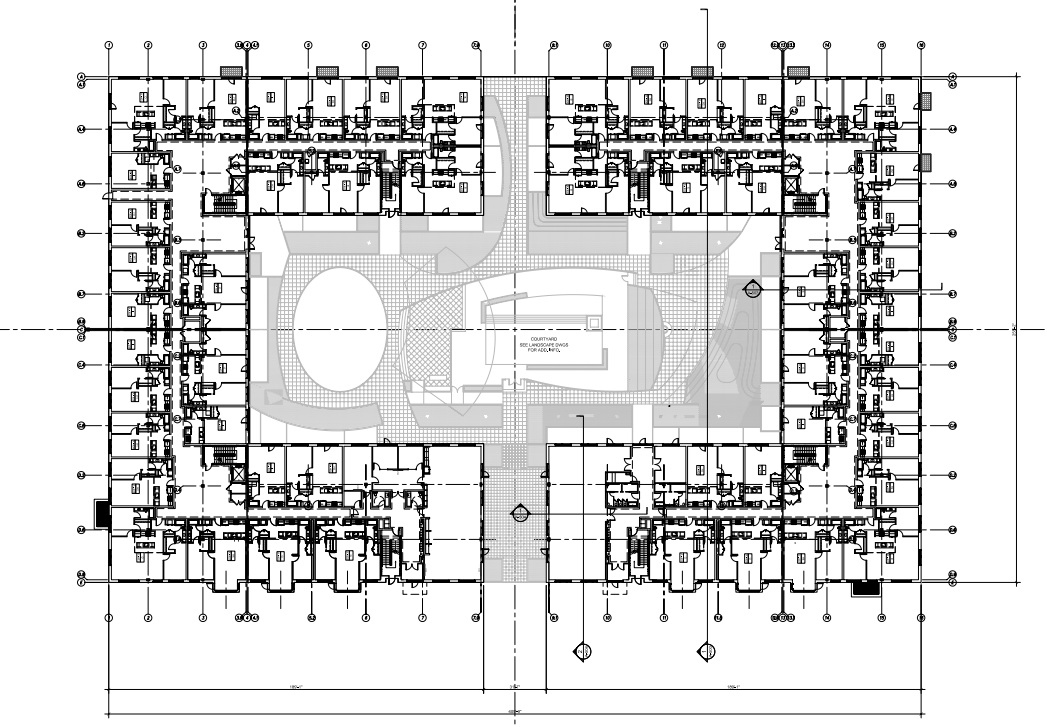
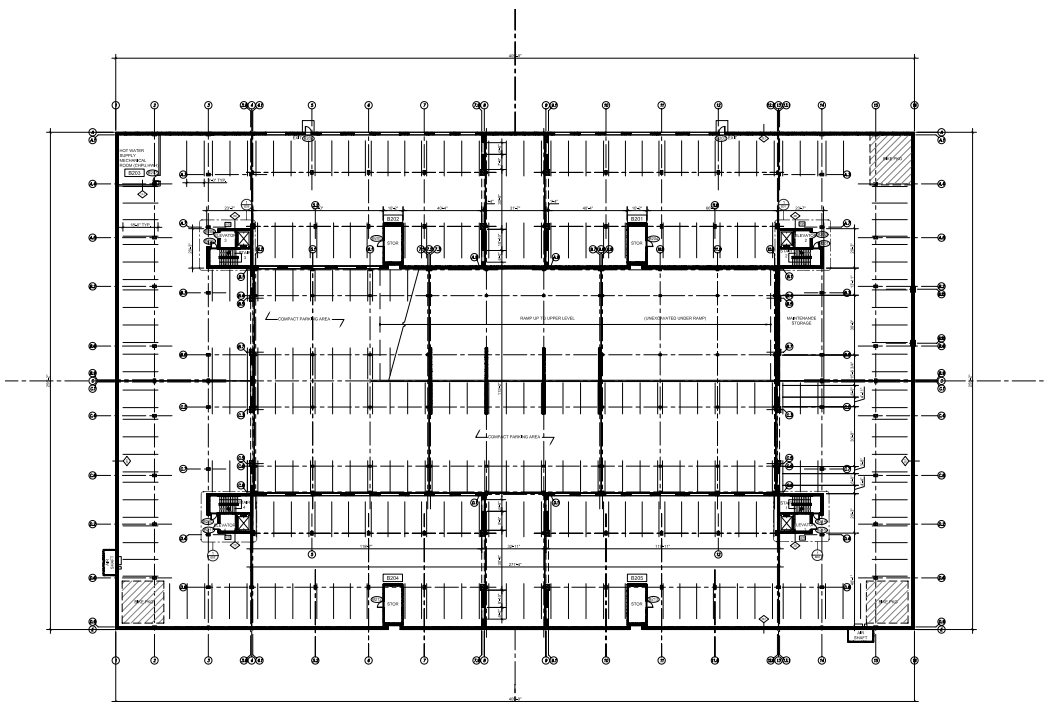


## Arnold Development Group Model

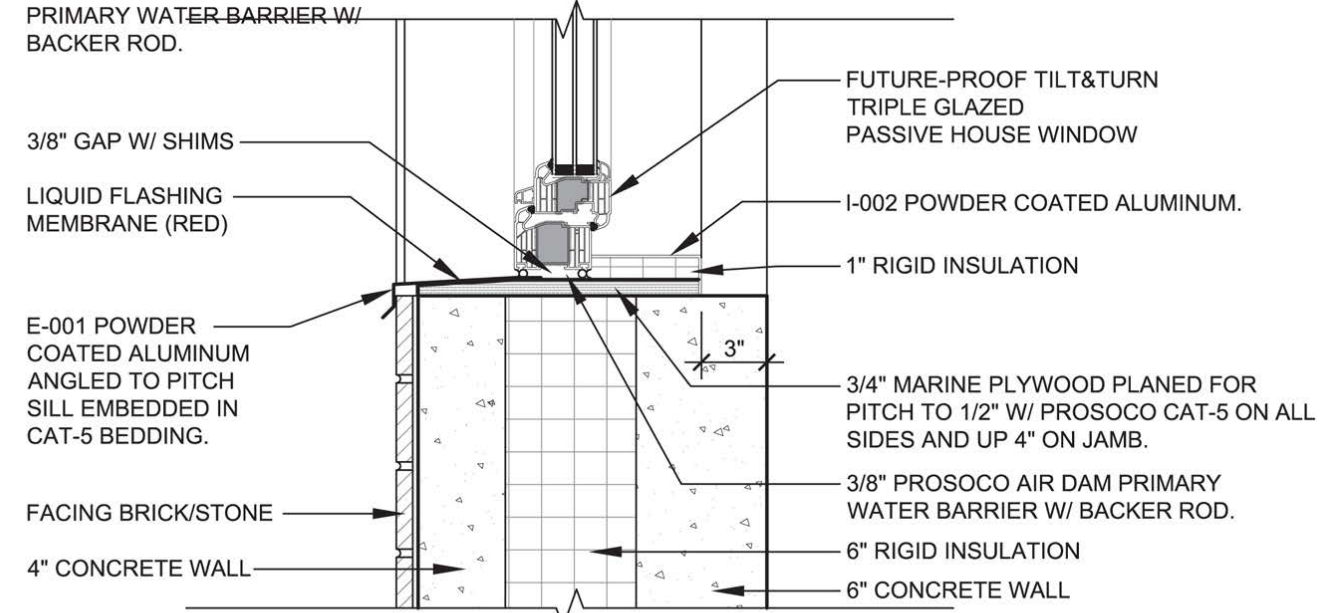
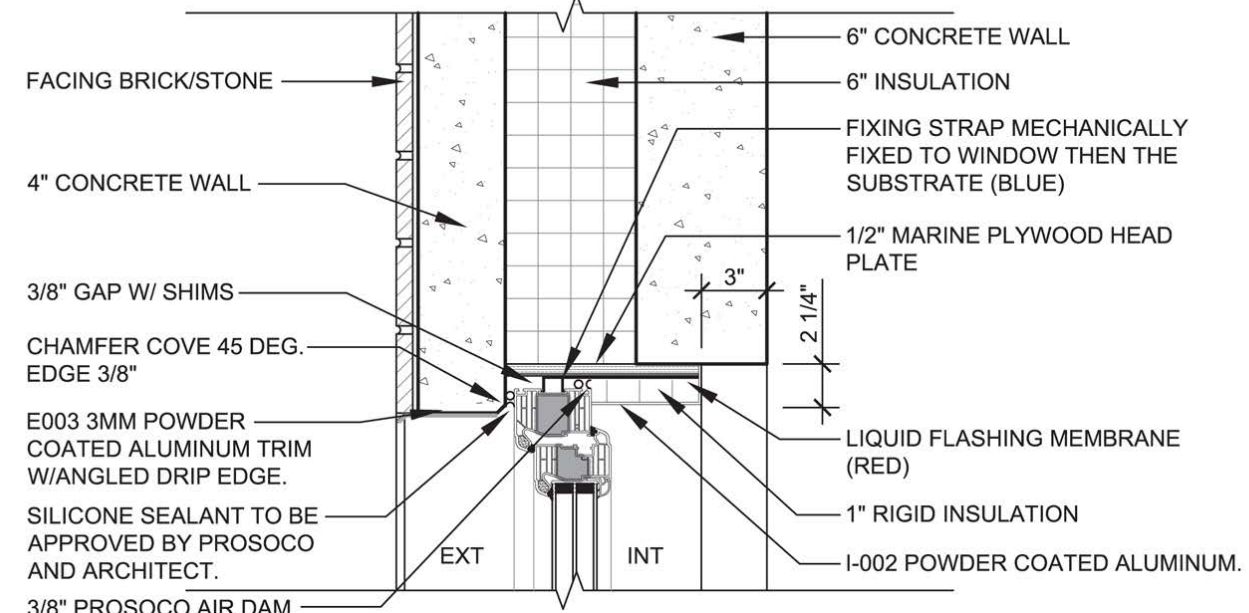
Building Size 290,754 SF

Site Energy **4,519,743** kBtu/yr





### HEAD DETAIL



### SILL DETAIL

# Capitalizing on Energy Savings

Passive House typically costs 5% more than building conventionally. We use the energy savings to finance the energy efficiency and resilient features of our projects.

## First Costs Comparison (PSF of Conditioned Space)

<i>Conventional Stick</i>		<i>Passive House / Concrete</i>		<i>DELTA</i>
Concrete	17	Concrete	58	41
Wood	25	Wood	1	(24)
Insulation	1	Insulation	2	1
Windows	4	Windows	7	2
Floor	5	Floor	-	(5)
Drywall	16	Drywall	12	(4)
Exterior	13	Exterior	9	(4)
Mechanical	11	Mechanical	11	-
Green Roof	-	Green Roof	2	2
Other Costs	84	Other Costs	83	(1)
GC Fees	30	GC Fees	34	4
<b>Total</b>	<b>206</b>	<b>Total</b>	<b>218</b>	<b>12</b>

## Electricity Savings

Market Utility / Mo	PH Utilities / Mo	Savings / Mo	Mos / Yr	Savings / Unit Per Year	Savings Per Year	Cap Rate	Value of Savings	Value Per SF	Improvements	Net Increase in Value
147	49.32	97.68	12	1,172	323,517	4.20%	\$ 7,702,792	\$ 23.99	\$ (3,852,960)	\$ 3,849,832

# Discussion



# **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 tax receipts 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.

## **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)
- 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) Design plans

**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 include documented information that supports the condition that exists and which the proposal addresses. 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**

This description should include the overall need and goal of the project, specific objectives to be accomplished, activities to be implemented to achieve 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 not later than one year from the date of City Council approval of the project. Projects that do not begin construction within one year will have to 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 local small and minority-owned businesses as team members.

**IX. Proposer 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. Telephone Number
6. E-mail Address

## **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:

- Demolition without a designated goal of redevelopment,
- Buildings used predominantly for the general conduct of government and other general government expenses,
- Political activities,
- Purchase of motor furnishings, motor vehicles and equipment,
- Operating and maintenance expenses, including the repair of public facilities and improvements,
- Income payments, and
- 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
8. Assurance that the project will rehabilitate existing substandard houses
9. Project underwriting and subsidy layering review
10. Identification of the number of housing units rehabilitated

11. Identification of the number of new affordable housing units constructed
12. Identification of the number of existing affordable housing units rehabilitated
13. Energy efficient enhancements
14. Stormwater enhancements
15. Universal design
16. Evidence of project support by the neighborhood and/or community
17. Soundness of the project approach
18. Resources to be leveraged
19. Sustainability
20. Prior performance
21. Project management
22. Measurement for achieving results and evaluating project/program
23. Diversity in development team
24. Transit-oriented development

## **EVALUATION CRITERIA**

The evaluation criteria for the Central City Economic Development Sales Tax District Neighborhood Preservation Request for Proposal **will be** available for review **after the submission deadline**. Criteria **will be** detailed for each neighborhood preservation activity.

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 such 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 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**

Proposals may be evaluated with or without discussions and/or negotiations with Proposers. The Board also reserves the right to discuss and negotiate anything and everything with any Proposer at any time, and to request additional information from any or all Proposers. All costs incurred by a Proposer in preparation of Proposer’s submittal or in providing additional information or discussing/negotiating any Proposal will be borne by the Proposer. The Board shall not be responsible for any such costs.

## **CONTRACTING REQUIREMENTS**

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

- [Current copy of Annual or Biennial Registration Report filed with the Missouri Secretary of State](#)
- [Current Certificate of Good Standing issued by the Missouri Secretary of State](#)
- [Statement of “Public Good” or “Public Purpose” for proposed use of City funds](#)
- [Insurance Certificate with the City of Kansas City Missouri as an Additional Insured](#)
- [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](#)
- [Signed Non-Debarment Certification](#)
- [Signed Employee Eligibility Verification Affidavit](#)
- [E-Verify Memorandum of Understanding](#)
- [DUNS number](#)
- [Vendor ACH Form, including a W-9 for both the developer and disbursement agent](#)
- [Wiring instructions for the disbursement agent](#)
- **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 Human Relations 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.

- **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.
- **Prevailing Wage.** Selected proposers shall comply with the Prevailing Wage requirements of Section 290.220 of the Missouri Revised Statutes.
- **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 - What is the board's position on this issue?**

The administrative fee is 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 is not required for nonprofit organizations or neighborhood associations.

#### **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.

It is the responsibility of the Proposer to request confirmation that the Proposal was delivered by the deadline. Proposals that are not received by the date and time established by the Board will not be considered. [Decisions concerning submission deadlines](#) are within the exclusive control of the Board and a Proposer has no right to receive or otherwise contest the denial of any decision with regards to late Proposals.

To the extent such additions are useful for clarity or completeness of the proposal, the proposal may also contain any narrative, charts, tables, diagrams, or other materials in addition to those called for herein. Attachments should clearly indicate the paragraph in the proposal to which they pertain.

Central City Sales Tax Project Updates - November 8, 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 (Working on drafted letter from the City Manager's office)
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. (See attached bimonthly report narrative)
Ivanhoe Neighborhood Council	Senior Cottages at 39th Street (8 units)	\$ 1,221,332	\$ 2,174,632	56.16%	\$ 1,221,332	-	Project is 39% 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. Will be in Finance this week, unless held. (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. (No bimonthly report, working on drafted letter from the City Manager's office)
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, working on drafted letter from the City Manager's office)
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 emails on 10/27/2022 and 11/7/2022 regarding Funding Agreement, Disbursement Agreement, and documents needed to execute a contract (Working on drafted letter from the City Manager's office)
KC Town Hall	Redevelopment of building on 36th & Indiana Ave into incubator and 3 affordable housing apartments	\$ 490,539	\$ 680,169	72.12%	\$ -	TBD	Contract negotiations ongoing with KCMO Legal; Emalea sent follow-up email on 10/12/2022 (No pre-initial funding report, working on drafted letter from the City Manager's office)
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, working on drafted letter from the City Manager's office)
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, working on drafted letter from the City Manager's office)
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 final Funding and Disbursement Agreement drafts reviewed by 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	HUD has accelerated their 10M note and stated they intend to foreclose. HUD will have to send notices to all residents and HUD intends to hold a resident hearing. (No pre-initial funding report)

Jazz Hill Apartments	Multi-Family rehabilitation of Jazz Hill Apartments - 197 affordable units	\$ 3,974,296	\$ 21,471,336	18.51%	\$ 3,212,056	-	Project Commenced (See attached bimonthly report narrative)
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, working on drafted letter from the City Manager's office)
<b>Round 4</b>							
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 (See attached pre-initial report)
Jerasulam 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	Awaiting final Funding and Disbursement Agreement drafts reviewed by developer. (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. Will be in Finance this week, unless held. (No pre-initial funding report)
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. Will be in Finance this week, unless held. (No pre-initial funding report)
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%	\$ -	TBD	Awaiting documents from the developer. (See attached pre-initial report)
<b>Total</b>		<b>\$ 42,919,027</b>			<b>\$ 25,782,043</b>		

Funding Agreement Complete

Project Complete

# **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

October 2022 Report (August/September 2022)

## Name of Project

Zhou B Art Center of Kansas City

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

Pamela Opyd

## Developer Point of Contact Phone Number

815-858-4975

## Developer Point of Contact Email Address

popyd@gatewayadvisorsllc.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 initial 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?

Yes

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)?

Yes

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

Jackson County Wage Order #28

### 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?

Yes

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

Yes

**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?**

No

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

14 of 16 LOIs have been returned, but 2 LOI signatures are outstanding. We anticipate these signatures to be complete on or about 10/17/22.

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

Yes

**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?**

Yes

**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)**

North side of building at our construction trailer.

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

Yes

**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)**

N/A

# 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

Jerasulem Farm Minor Home Repair Program

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

Jessie 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)  
funding agreement not finalized

### 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)  
funding agreement not finalized

### 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)

funding agreement not finalized

### 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)**  
funding agreement not finalized

**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)**  
funding agreement not finalized

**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?**

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)**

n/a

# 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

Monaque Advisory Development

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

Derek Durham

## Developer Point of Contact Phone Number

8166655433

## Developer Point of Contact Email Address

Monarqueadvisory@gmail.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)

N/A

### 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)

We reached out and are waiting for meeting confirmation.

### 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?

No

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

We reached out and are waiting for meeting confirmation.

**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)**

We reached out and are waiting for meeting confirmation.

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

No

**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

**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)**

No further comments.

# **CCED Projects Bimonthly Reports**

Emmanuel Family and Childcare Development Center

Fence Project – CCED

Report Narrative as of 10-10-22

To whom it may concern,

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

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

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

We have successfully received funding to help fill the gap and are re-engaging in the project to push it forward.

However, currently we are working to reassign the AOR. Our architect left his firm and started a new one. So we are in the process of switching all documents over into a new firm's name.

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

Please reach out with questions

LaMar Miller

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

**Activities this period include:**

- North Building (3-plex): Foundation has been poured; Trenching for underground electrical move along rear property line; Underslab plumbing is complete. Framing materials and trusses delivered on-site
- Staking for the underground storm detention completed. Underground detention structures have been delivered and are stored on site.
  
- South Building (5-plex) - Piers have been drilled, set and passed City inspection.
- Underslab plumbing is complete
- Every OHU rerouting plan has been reviewed by the MEP engineer.
- Framing completed; installation of roof trusses to start on 10/1/22
- Staking for underground storm detention completed. Underground detention structures have been delivered and are stored on site.
  
- 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 – 39%**

**Significant Problems** – Property Owner to north of the site is balking at the easement agreement needed to install block retaining wall per design, which will require three underground layers of reinforcing net be installed going approximately 3’ back into north property owner’s yard. GC/Developer/Engineer have developed an alternative that avoids the need for an easement for the both the north and east walls.

**Proposed Changes to Remedy Problems** – Build a concrete wall on part of the north wall to avoid the underground reinforcement. Move the east wall three feet to the west. GC is identifying a subcontractor to provide an estimate for the remedy.



**DATE:** October 8, 2022

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

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

**RE:** **Contract No. 2020-0101 CCED Bi-monthly Reporting  
Period July – September 30, 2022**

**DELIVERY METHOD:** 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)**

The replat for 2500 Block of Park has been approved and awaiting signatures and will be recorded. Site clearing/grading and tree removal started in August and continues to date. We anticipate demolition of obsolete structures and tree removal to be completed by the end of October. Replacement of private sewer and water lines have been completed at one property and anticipate 2 additional replacements once sewer scopes have been completed.

**FINANCIAL REPORT NARRATIVE**

UNI received the fully executed funding contract amendment (budget and advancement modification) on July, 8<sup>th</sup> 2022. UNI requested the advancement of funds and those funds were received in late August. We anticipate applying reimbursement requests to the excess advanced funds until fully expended and will provide that documentation to staff.

We anticipate expending the remaining grant balance in 2023.

## **Monthly Performance Narrative Report Oak Park Neighborhood Association**

- 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 Revised site plans to achieve value engineering
    - o Demo applications for permit are being submitted
    - o Abatement has commenced
  
- Received 746k HOME allocation from KCMO housing
- Received additional 150k from CCED Board
- Applied 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**

**August/September 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 August and September include:

No payments made. reStart, the sub-contractor providing resident services, is paid on a quarterly basis.

Linwood Property, Inc. has not received CCEDST funds requested as part of its last 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 August and September LPI’s architect, Scott Associates, received price quotes from three contractors – Nueva LLC , KC Rehab Works, and Kelley Construction. A subcommittee of Linwood Property, Inc.’s Board reviewed the proposals and selected Nueva, LLC. The cost submitted by Nueva is \$141,612. Linwood Property, Inc. and Nueva are now working on a construction contract. Scott Associates is also discussing MEP design/build with several firms with a goal of having proposals to review in October. Construction is expected to be completed by the end of the year and will take six to eight weeks.

Expenses incurred in August and September include:

08/03/22	Reimbursement to Scott Associates for Building Permit	\$ 9,875.00
09/09/22	Scott Associates	
	Administration	\$ 5,000.00
	Architecture	<u>\$ 875.00</u>
		<u>\$ 5,875.00</u>

All expenses have been paid through CCEDST funds that advanced to Linwood Property, Inc.

In addition, over September 12-15, Linwood Property, Inc. wired four payments totaling \$350,000 to the City of Kansas City, Missouri. The funds are a return of the City’s double payment of advanced CCEDST funds for Project 2 received by Linwood Property, Inc. on July 12, 2022.

*Challenges*

None to date.

## Palestine Legacy Residences August 2022 CCEDST Monthly Report

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

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

The city of Kansas City has committed \$2,288,008 from the Central City Economic Development Sales Tax to PLR. Utilizing \$1,072,750 of this funding, PEDC has executed an agreement with the KCATA to use its land assembly powers to acquire the 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 1 parcel and successfully completed negotiations on 2 others. Negotiations continue with the remaining two ownerships.

PEDC has executed design and engineering contracts totaling \$268,856 with a goal of submitting for a full building permit by November 1, 2022

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

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



October 10<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 and without significant setbacks. The main concern is keep locking prices to reduce price scalation risk on the current inflationary state of the economy and we haven't gotten any other significant price scalation since our last CCED reporting.

We have had 30 rainy days where we could not do any construction work due to weather and site conditions since the start of the project. This is only 1 rain day since our last reporting. We have taken full advantage of the dry weather. The podium slab has been poured now. We received strong early breaks on concrete testing for both pours, and we have been removing shoring; this process should complete tomorrow.

The masons began on the north stair tower late last week; they are working four days, tens hours shift and two days eight hours per week, to give space for wall panel installation to begin on the 24th of this month. Ground floor under-slab electrical and plumbing rough began today and will be completed late next week. The south stair and elevator walls will begin going up next week. Also, we are installing a gravity block wall to allow backfill at the east basement elevation today. The waterproofing wall and backfill will complete this week to allow a flat and stable platform for the mason's scaffolding to sit on.

Work on the garage is ongoing. South soldier pile precast retaining wall has been placed. All footings are in place, and wall forms and rebar are being installed. The west wall pour, the first of six wall pours, is scheduled for this Wed the 12th.



Currently, on the project financials, we are still performing within the budget (attachment 2 provided). We sent the current amended budget reflecting the last request of the city to leave 500K for items to be paid at the end of the construction. The final budget about remains the same.

We are glad to report that we are at 100% completion for the share assigned to pay for CCED money for all the items except light fixtures and appliances. The total amount for these two items is \$580,614.00, and we are allocating the last 500K on items to be paid at the very end of the construction process.

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

786 631 7907

Rey.vivas@atexgrp.com

Offices at Overlook

Budget Report Submission

August/September 2022

The Offices at Overlook does not do direct Disbursement Requests to the CCED for funds. In this project, the City, PIEA, TIF Commission, and the Developer entered into a Tax Contribution Agreement whereby the CCED funds and corresponding cost certifications were channeled through the TIF Commission. An alternate Requisition Request process was established.

Requisition Requests for the months of August and September totaled \$189,482.05, which included a resubmittal of prior expenses from April 2022.

The City, through Ordinance 220563, amended the total CCED allocation to the project by adding an additional \$150,000. This brings the total grant award to \$5,150,000. Amendments to the Tax Contribution Agreement and the TIF Redevelopment Agreement are to be processed.

Prior to this period, Requisition Requests totaled \$1,634,421.

Total remaining CCED funding is \$3,437,295.

October 10, 2022

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

RE: Jazz Hill CCED Reporting

Flaherty & Collins and Twelfth Street Heritage Development Corporation are eagerly anticipating closing and beginning construction of Jazz Hill Apartments. Our team is working through the closing process with MHDC and our investors and lenders as well as obtaining the remaining local approvals for the project to start. At this time, we expect to close by December 2022 and have a 16-month construction period with completed buildings and units being delivered through the construction term.

We have submitted a request for additional CCED funds to help us close our gap caused by continuously rising construction costs and interest rates. We are very close to closing and are excited to get going.

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

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

Sincerely,



Drew Rosenbarger, VP of Development  
Flaherty & Collins Properties

Central City Sales Tax Project Reporting - November 7, 2022 (August/September 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	Sent follow-up email on 10/11/2022; No report provided for August report as well
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			Reported Late (10/11/2022)
Ivanhoe Neighborhood Council	Senior Cottages at 39th Street		X			
National Association of Construction Coop	Rehabilitation of Homes throughout the District				X	Sent follow-up email on 10/11/2022; No report provided for August report as well
Neighborhoods United	Rehabilitation of Homes for Disabled Veterans					Project is completed and closed-out
<b>Round 2</b>						
Project	Summary	Pre-Funding Agreement	Bimonthly	Close-out	Report Not Submitted	Notes
Urban America Southpointe, LLC	Pre-development for housing project at 63rd & Prospect Ave				X	Sent follow-up email on 10/11/2022
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
KC Town Hall	Redevelopment of building on 36th & Indiana Ave into incubator and 3 affordable housing apartments				X	Sent follow-up email on 10/11/2022; No report provided for August report as well
Urban Neighborhood Initiative	Site work and infrastructure to construct 30 single-family home with Habitat for Humanity		X			Reported Late (10/13/2022)
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			Reported Late (10/11/2022)
Prospect Summit Duplexes	Construction of 23 townhomes at 22nd/23rd and Prospect Avenue.				X	Sent follow-up email on 10/11/2022
Palestine Economic Dev. Corp	Construction of 39 unit assisted living facility at 35th Street and Prospect.		X			
<b>Round 3</b>						
Project	Summary	Pre-Funding Agreement	Bimonthly	Close-out	Report Not Submitted	Notes
One Nine Vine	Construction of 80 units (30 1-bdrm, 50 2-bdrm, 14 affordable) and 138 space parking garage		X			
Conrad Wright Media Building	Rehabilitation of existing building for mixed-use office space and two affordable apartments				X	Sent follow-up email on 10/11/2022; No report provided for August report as well
38th Street Studio	Rehabilitation of existing building located at 3841 Agnes for office space and 5 affordable apartments				X	Sent follow-up email on 10/11/2022; No report provided for August report as well
The Overlook District	Site infrastructure for future 11 acre office / mixed-use development		X			Reported Late (10/12/2022)
Parade Park Homes	Infrastructure/demolition for new construction of 100 multi-family affordable senior apartment units				X	Sent follow-up email on 10/11/2022; No report provided for August report as well
Jazz Hill Apartments	Multi-Family rehabilitation of Jazz Hill Apartments - 197 affordable units		X			
Santa Fe Homes	Home rehabilitation program in Santa Fe Neighborhood (\$50,000 maximum loan per home)				X	Sent follow-up email on 10/11/2022
<b>Round 4</b>						
Project	Summary	Pre-Funding Agreement	Bimonthly	Close-out	Report Not Submitted	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		X			Reported Late (10/12/2022)
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 (10/12/2022)
Ivanhoe Neighborhood Council	Rehabilitation of owner-occupied housing and accessibility upgrades				X	Sent follow-up email on 10/11/2022
Promise Place	Acquisition and construction of 101 garden apartment units of affordable housing in Ivanhoe Neighborhood				X	Sent follow-up email on 10/11/2022
Ivanhoe Neighborhood Council	Construction of 24 units of transitional housing for veterans in the Ivanhoe Neighborhood				X	Sent follow-up email on 10/11/2022
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 (10/12/2022)