



# 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, October 11, 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
  - o Jazz Hill
7. Administrative Services Update
8. Other Business
9. Additional Business
  - o There may be general discussion of matters related to the Central City Economic Development Sales Tax.
  - o Pursuant to subsections (1) and (12) of Section 610.021 of the Revised Statutes of Missouri, there may be a closed session to discuss a) legal matters, litigation or privileged communications with attorneys; and/or b)

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

#### 10. Adjourn

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

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



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

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

Central City Economic Development Sales Tax Board Meeting  
 Minutes from September 13, 2022 Board Meeting

<b>Board Members Present</b>	Melissa Patterson-Hazley, Vice Chair Kenneth Bacchus, Treasurer Nia Richardson, Board Member Makini King, Board Member
<b>Consultants Present</b>	Cheryl Harrison-Lee, HLDC Ricardo Kisner, HLDC
<b>City of KCMO Staff Present</b>	Kyle Elliott, Housing and Community Development Department Dion Lewis, Housing and Community Development Department Thomas Randolph, Housing and Community Development Department Eric Clevenger, Finance Department Emalea Black, Law Department
<b>Community Members Present</b>	Brian Collins, Oak Park Townhomes Marvin Lyman, Equitable Development Partners, LLC LaKeshia Sanders, Equitable Development Partners, LLC Terri English-Yancy, Essential Families Kenneth Yancy, Essential Families

Call to Order:

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

Public Comment: No comments.

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 Richardson seconded the motion. The motion passed with a vote of 4-0 (Patterson-Hazley, Richardson, Bacchus, King).

Treasurer’s Report: 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 4-0 (Patterson-Hazley, Richardson, Bacchus, King).

Consultant’s Report: Ms. Harrison-Lee with HLDC reported that her team is working on an inception to date report on all CCED projects. Ms. Harrison-Lee stated that Ms. Allen would be reaching out to all the board member to get feedback and priorities for the next round RFP. Ms. Allen will be presenting the RFP report at the next board meeting on October 9, 2022. Mr. Kisner with HLDC reviewed the inception to date report drafted outline with the board members. Ms. Harrison-Lee stated that they received an award (Outstanding Public Outreach Program Project to our Community Initiative) for their Strategic Plan with CCED through the American Planning Association (Missouri Chapter).

Project Update: City Staff Member Lewis provided an overview of the CCED projects. Funds have been initiated for 60% of the CCED projects approved. Eleven 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 Bacchus moved the motion. Board Member King seconded the motion. The motion passed with a vote of 4-0 (Patterson-Hazley, Richardson, Bacchus, King). The meeting adjourned at 12:56 pm.

**Central City Economic Development Sales Tax Fund #2200**  
**Comparison of Revenues, Expenditures**  
**and Change in Fund Balance**  
**As of September 30, 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	5,494,468	5,494,468
Miscellaneous Income	57,357	4,857	56,000	\$56,000.00	377,024	377,024
<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>\$5,871,492</b>	<b>\$5,871,492</b>
<b>Expenses</b>						
Wages	61,488	67,616	77,506	77,506	77,506	38,867
Benefits-Insurance-Health-FICA	19,640	23,792	33,774	33,774	33,774	15,393
Pension	9,986	13,332	15,523	15,523	15,523	7,048
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>61,308</b>
Training/Meeting/Phone/Network Charges	1,138	-	7,525	7,645	7,645	4,840
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	5,479
<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>14,599</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	747,862
Prospect Summit Duplexes (Round 2 Recommendation)	-	-	-	2,050,000	2,050,000	-
Neighbors United Supplemental (Round 2 Recommendation)	-	-	-	107,853	107,853	107,853
<b>Round 2 Funding Subtotal:</b>	<b>-</b>	<b>2,606,099</b>	<b>-</b>	<b>8,385,532</b>	<b>8,385,532</b>	<b>4,489,762</b>
Conrad Wright Media Building (Round 3 Recommendation)	-	100,000	-	100,000	100,000	100,000
CELT (Round 3 Recommendation)	-	-	-	422,354	422,354	-
Parade Park Homes (Round 3 Recommendation)	-	-	-	905,000	905,000	-
One Nine Vine (Round 3 Recommendation)	-	-	-	3,960,000	3,960,000	3,960,000
Jazz Hill Homes (Round 3 Recommendation)	-	3,212,056	-	762,240	762,240	762,240
The Overlook (Round 3 Recommendation)	-	5,000,000	-	150,000	150,000	-
Santa Fe (Round 3 Recommendation)	-	610,000	-	-	-	-
<b>Round 3 Funding Subtotal:</b>	<b>-</b>	<b>8,922,056</b>	<b>-</b>	<b>6,299,594</b>	<b>6,299,594</b>	<b>4,822,240</b>
21 Vine Live (Round 4 Recommendation)	-	-	-	783,266	-	-
Heroes Home Gate (Round 4 Recommendation)	-	-	-	1,500,000	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>8,453,266</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>23,919,417</b>	<b>23,136,151</b>	<b>11,593,027</b>
Dean & Dunn Consultant Services (2nd Year)	89,728	-	-	-	-	-
Harrison-Lee Consultant Services (2nd Year)	169,331	66,334	-	297,666	297,666	297,666
<b>Consulting Services Subtotal</b>	<b>259,059</b>	<b>66,334</b>	<b>-</b>	<b>297,666</b>	<b>297,666</b>	<b>297,666</b>
<b>Contractual Services</b>	<b>-</b>	<b>-</b>	<b>11,536,622</b>	<b>11,745,193</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>11,966,599</b>
<b>Surplus (Deficit)</b>	<b>7,911,922</b>	<b>(1,536,628)</b>	<b>-</b>	<b>(24,429,253)</b>	<b>(30,242,661)</b>	<b>(6,095,107)</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>\$ (3,487,336)</b>	<b>\$ 20,660,218</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. Returning overpayment to CCED. Impact to Linwood Gardens project will be updated in the October 2022 financial report.

Central City Sales Tax Project Updates - October 11, 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 (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)
Community Builders of Kansas City	Renovation for Entrepreneur Space at 5008 Prospect	\$ 627,785	\$ 752,785	83.39%	\$ 627,785	-	Project Complete (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		Funds transferred
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)
Neighborhoods United	Rehabilitation of Homes for Disabled Veterans	\$ 313,804	\$ 627,608	50.00%	\$313,804	-	Project Complete (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	-	Funding Agreement Complete. Funds transfed. (No bimonthly report)
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-intial funding report)
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 (No pre-intial funding report)
Urban Neighborhood Initiative	Site work and infrastructure to construct 30 single-family home with Habitat for Humanity	\$ 250,000	\$ 1,731,600	14.44%	\$ 250,000	-	Funding Agreement Complete. Funds transfed. (No bimonthly report)
Oak Park Neighborhood Association	Equity funding to support the development of 29 units of affordable housing at 38th Street and Prospect	\$ 2,950,000	\$ 8,183,550	34.21%	\$ 2,800,000	-	Funding Agreement Complete
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	-	Funding Agreement complete. Funds transfed on "Project 2". (No bimonthly report)
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, PIAA, tax abatement and checklist items from MHDC, syndicator and CCED.
Palestine Economic Dev. Corp	Construction of 39 unit assisted living facility at 35th Street and Prospect.	\$ 2,288,008	\$ 5,735,008	39.90%	\$ 1,071,586.00		Project commenced. Funds transfed to KCATA.
<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. Funds transfed to Disburse Agent.
Conrad Wright Media Building	Rehabilitation of existing building for mixed-use office space and two affordable apartments	\$ 200,000	\$ 600,000	33.33%	\$ 100,000		Advancement of 50% of the funds complete. (No bimonthly report)
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-intial funding report)
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 (No bimonthly report)
Parade Park Homes	Infrastructure/demolition for new construction of 100 multi-family affordable senior apartment units	\$ 905,000	\$ 3,244,533	27.89%	\$ -	TBD	Completing capital stack (No pre-intial 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
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)
<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 (No pre-intial funding 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. (No pre-intial funding 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. (No pre-intial 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-intial 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 final Funding and Disbursement Agreement drafts reviewed by developer. (No pre-intial 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 plans to attend the CCED meetin in October 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%	\$ -	-	Awaiting final Funding and Disbursement Agreement drafts reviewed by developer. (No pre-intial funding report)
<b>Total</b>		<b>\$ 42,919,027</b>			<b>\$ 25,782,043</b>		

 Funding Agreement Complete

 Project Complete



September 23, 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 Request

Flaherty & Collins and Twelfth Street Heritage Development Corporation are eagerly anticipating closing and beginning construction of Jazz Hill Apartments. The project is nearing the final stages of the closing process, but continued construction cost and interest rate increases have created a gap we have to fill in order to close.

When we started this project, the hard cost budget was \$12.5 million, but through our due diligence process we added substantial scope to the project to increase the quality of the renovation so that the buildings will be set up for decades of success. In addition to scope increases, we've also been hit with construction cost increases of approximately \$3 million. The total hard cost budget has increased from \$12.5M to \$19.8M – an increase of over 50%.

In addition to construction cost increases, interest rates have skyrocketed since we initially applied for CCED funding. Our interest rate at that time was around 3.75%, but it has increased to almost 6.25%. This rate increase equates to approximately \$3M in decreased loan proceeds for the project.

We are requesting that CCED increase our grant by \$1M to help cover a portion of the gap that has been created by the construction costs and interest rates.

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

Sincerely,

Dwayne Williams President & CEO  
Twelfth Street Heritage Development Corporation



# **CCED Projects Close-out Reports**

**(None Reported)**

**CCED Projects  
Pre-Initial Funding  
Reports**

**(None Reported)**

# **CCED Projects Bimonthly Reports**

**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.

## **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

## 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, 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



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

Central City Sales Tax Project Reporting - October 10, 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	Sending follow-up email on 10/11/2022
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	Sending follow-up email on 10/11/2022
Ivanhoe Neighborhood Council	Senior Cottages at 39th Street		X			
National Association of Construction Coop	Rehabilitation of Homes throughout the District				X	Sending follow-up email on 10/11/2022
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	Sending 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	Sending 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	Sending follow-up email on 10/11/2022
Urban Neighborhood Initiative	Site work and infrastructure to construct 30 single-family home with Habitat for Humanity				X	Sending follow-up email on 10/11/2022
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	Sending follow-up email on 10/11/2022
Prospect Summit Duplexes	Construction of 23 townhomes at 22nd/23rd and Prospect Avenue.				X	Sending follow-up email on 10/11/2022
Palestine Economic Dev. Corp	Construction of 39 unit assisted living facility at 35th Street and Prospect.		X			

Round 3

Project	Summary	Pre-Funding Agreement	Bimonthly	Close-out	Report Not Submitted	Notes
One Nine Vine	Construction of 80 units (30 1-bdrm, 50 2-bdrm, 14 affordable) and 138 space parking garage		X			
Conrad Wright Media Building	Rehabilitation of existing building for mixed-use office space and two affordable apartments				X	Sending follow-up email on 10/11/2022
38th Street Studio	Rehabilitation of existing building located at 3841 Agnes for office space and 5 affordable apartments				X	Sending follow-up email on 10/11/2022
The Overlook District	Site infrastructure for future 11 acre office / mixed-use development				X	Reported via TIFs disbursement agency; Sending follow-up email on 10/11/2022
Parade Park Homes	Infrastructure/demolition for new construction of 100 multi-family affordable senior apartment units				X	Sending follow-up email on 10/11/2022
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	Sending follow-up email on 10/11/2022