



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, September 13, 2022
12:00 noon

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

Meeting ID: 941 9629 5826

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

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

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

10. Adjourn

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

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



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

Visit www.kcmo.gov/cced for the latest information.

Central City Economic Development Sales Tax Board Meeting
 Minutes from August 9, 2022 Board Meeting

Board Members Present	DJ Pierre, Chair Kenneth Bacchus, Treasurer Nia Richardson, Board Member
Consultants Present	Lelia Allen, HLDC
City of KCMO Staff Present	Jane Brown, Housing and Community Development Department Dion Lewis, Housing and Community Development Department Eric Clevenger, Finance Department Emalea Black, Law Department Angela Eley, City Planning & Development
Community Members Present	Robert Farmer, Urban America (KC Southpointe and KC EVE) Meghan Freeman, Marlborough Community Land Trust

Call to Order:

Board Member Bacchus called the meeting to order at 12:13pm.

Project Update: City Staff Member Lewis provided an overview of the CCED projects. Funds have been initiated for 57% of the CCED projects approved. Twelve projects are still working on Funding Agreements. Board Member Bacchus requested an update on the number of units with Ivanhoe Neighborhood Council (Garfield Senior Cottages, 8 units). Board Member Bacchus requested an update on plans for the GEM Theatre project (21 Vine/Live).

Treasurer’s Report: Eric Clevenger provided an overview of the end of year report (FY 22) and financial statement (FY 23). Board Member Bacchus moved to approve the end of year treasurer’s report. Chair Pierre seconded the motion. The motion passed with a vote of 3-0 (Pierre, Richardson, Bacchus). Board Member Bacchus moved to approve the financial statement report. Chair Pierre seconded the motion. The motion passed with a vote of 3-0 (Pierre, Richardson, Bacchus).

Approval of Minutes: Board Member Bacchus asked for a motion to approve the June 22, 2022 minutes as presented. Chair Pierre moved the motion. Board Member Richardson seconded the motion. The motion passed with a vote of 3-0 (Pierre, Richardson, Bacchus).

Consultant’s Report: Ms. Allen with HLDC reported she was assigned to develop a CCED report, as a status report, on its five-year mark and plans moving forward. HLDC will communicate an outline to the CCED board and present the plan at the next CCED meeting in September 2022.

Developers Report: KC EVE provided an update on its project. Board Member Bacchus asked Mr. Farmer to send Mr. Lewis the Discovery Channel special on the Castle to circulate to the CCED Board Members. NACCC provided an update on its project. Mr. Bell requested \$85,000.00 due to increase in costs to obtain properties for project development. Chair Pierre moved to recommend the requested \$85,000.00. Board Member Bacchus seconded the motion. The motion passed with a vote of 3-0 (Pierre, Richardson, Bacchus).

Administrative Services Update: No update.

Other Business: There was no additional business.

Public Comment: No comments.

Adjourn: The meeting adjourned at 1:05 pm by Board Member Bacchus.

Central City Economic Development Sales Tax Fund #2200
Comparison of Revenues, Expenditures
and Change in Fund Balance
As of September 2, 2022

	Actual FY 2020-21	Actual FY 2021-22	Adopted FY 2022-23	Projected Activity FY 2022-23	Activity to Date ¹ FY 2022-23	Actuals to Date ² FY 2022-23
Beginning Fund Balance	\$ 19,978,759	\$ 24,781,743	\$ 20,324,632	\$ 20,324,632	\$ 20,324,632	\$ 20,324,632
Reserve for Encumbrances	401,273	3,510,209	6,430,693	6,430,693	6,430,693	6,430,693
Rollforward of encumbrances from prior fiscal year	(3,510,209)	(6,430,693)	-	-	-	-
Rollforward of appropriations to next fiscal year	-	(17,998,560)	-	-	-	-
Total Fund Balance	16,869,822	3,862,700	26,755,325	26,755,325	26,755,325	26,755,325
Revenues						
Sales Tax	9,353,764	11,382,152	11,628,900	11,628,900	4,321,645	4,321,645
Miscellaneous Income	57,357	4,857	56,000	\$56,000.00	26,214	26,214
Total Revenues	\$9,411,121	\$11,387,008	\$11,684,900	\$11,684,900	\$4,347,859	\$4,347,859
Expenses						
Wages	61,488	67,616	77,506	77,506	77,506	34,604
Benefits-Insurance-Health-FICA	19,640	23,792	33,774	33,774	33,774	13,978
Pension	9,986	13,332	15,523	15,523	15,523	6,325
Employee charged-in	7,689	544	-	-	-	-
Salary and Wages Subtotal	98,803	105,283	126,803	126,803	126,803	54,907
Training/Meeting/Phone/Network Charges	1,138	-	7,525	7,525	7,525	4,093
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	4,383
Meeting and Other Related Expenses Subtotal	1,411	2,532	21,475	24,955	24,955	12,756
Ivanhoe Neighborhood Council (Round 1)	-	933,840	-	-	-	-
National Assoc of Construction Cooperatives (Round 1)	-	-	-	215,000	215,000	215,000
Neighbors United (Round 1)	139,927	-	-	66,024	66,024	66,024
Round 1 Funding Subtotal:	139,927	933,840	-	281,024	281,024	281,024
Urban America Southpointe, LLC (Round 2 Recommendation)	-	500,000	-	-	-	-
Urban America – KC EVE, LLC (Round 2 Recommendation)	-	-	-	1,205,231	1,205,231	-
KC Town Hall (Round 2 Recommendation)	-	-	-	490,539	490,539	-
Palestine Economic Dev. Corp. (Round 2 Recommendation)	-	-	-	2,288,008	2,288,008	2,288,008
Urban Neighborhood Initiative (Round 2 Recommendation)	-	-	-	250,000	250,000	250,000
Oak Park Neighborhood Association (Round 2 Recommendation)	-	1,703,961	-	1,246,039	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
Round 2 Funding Subtotal:	-	2,606,099	-	8,385,532	8,385,532	4,489,762
Conrad Wright Media Building (Round 3 Recommendation)	-	100,000	-	100,000	100,000	100,000
CELT (Round 3 Recommendation)	-	-	-	422,354	422,354	-
Parade Park Homes (Round 3 Recommendation)	-	-	-	905,000	905,000	-
One Nine Vine (Round 3 Recommendation)	-	-	-	3,960,000	3,960,000	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	-	-	-	-
Round 3 Funding Subtotal:	-	8,922,056	-	6,299,594	6,299,594	4,822,240
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	-
Round 4 Funding Subtotal:	-	-	-	8,453,266	7,670,000	-
Small Business Stabilization (Covid-19 Recommendation)	500,000	-	-	-	-	-
Essential Services Program (Covid-19 Recommendation)	500,000	-	-	-	-	-
Covid-19 Funding Subtotal:	1,000,000	-	-	-	-	-
Ivanhoe Neighborhood Council (Supplemental Funding)	-	287,492	-	-	-	-
Emanuel Family & Child Development (Supplemental Funding)	-	-	-	500,000	500,000	500,000
Supplemental Funding Subtotal:	-	287,492	-	500,000	500,000	500,000
Projects Recommended for Funding Subtotal	1,139,927	12,749,487	-	23,919,417	23,136,151	10,093,027
Dean & Dunn Consultant Services (2nd Year)	89,728	-	-	-	-	-
Harrison-Lee Consultant Services (2nd Year)	169,331	66,334	-	297,666	297,666	297,666
Consulting Services Subtotal	259,059	66,334	-	297,666	297,666	297,666
Contractual Services	-	-	11,536,622	11,745,312	12,528,578	0
Total Expenditures	1,499,199	12,923,636	11,684,900	36,114,153	36,114,153	10,458,356
Surplus (Deficit)	7,911,922	(1,536,628)	-	(24,429,253)	(31,766,294)	(6,110,497)
Total Ending Fund Balance	\$ 24,781,743	\$ 2,326,072	\$ 26,755,325	\$ 2,326,072	\$ (5,010,969)	\$ 20,644,828

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.

INCEPTION TO-DATE REPORT

(April 2017 – June 30, 2022)

DRAFT OUTLINE

1. Results at-a-Glance

- 1.1. Total economic development investment impact
- 1.2. Dollars awarded and number of approved projects
- 1.3. Types of new and renovated residential units planned
- 1.4. Number of affordable residential units planned.
- 1.5. Dollars awarded for home repair projects
- 1.6. Dollars invested in infrastructure
- 1.7. Number of new and renovated commercial space

2. CCED Introduction and Overview

- 2.1. Special election on January 12, 2017
- 2.2. Central City boundaries
- 2.3. Primary roles of the Board
- 2.4. Primary purposes of the sales tax for residential development and redevelopment, commercial/industrial redevelopment and new construction.

3. A letter from the Board Chairman

4. Central City Economic Development Sales Tax Board and Governance Structure

5. Central City's Boundaries

6. Timeline – Inception to Date – Significant events

7. CCED Mission and Vision Statements

8. 2020 – 2027 Strategic Plan Highlights

9. Significant Accomplishments

10. Project Statistics

11. Status of Projects

- 11.1. Round 1 Awards
- 11.2. Round 2 Awards
- 11.3. Round 3 Awards
- 11.4. Round 4 Awards

12. Performance Scorecard

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

13. Financial Information

14. Project Budget and Costs

- 14.1. Project Budgets Spent by Funding Round
- 14.2. Project Unit cost by Round
- 14.3. Leveraging of CCED Funds by Round

Central City Sales Tax Project Updates - September 13, 2022

Project	Summary	CCED Budget	Project Budget	Lvkd Ratio	Funds Disbursed	Est Funding Date	Notes
Round 1							
Linwood Shopping Square	Renovation Retail Shopping Center	\$ 2,389,146	\$ 8,592,000	27.81%	\$ 2,389,146	-	Project Complete
MACPEN Enterprise	Construction of Child Care Center with Services - Kiddie Depot	\$ 1,000,000	\$ 3,249,750	30.77%	\$ 1,000,000	-	Project Complete
Community Builders of Kansas City	Renovation for Entrepreneur Space at 5008 Prospect	\$ 627,785	\$ 752,785	83.39%	\$ 627,785	-	Project Complete
Emmanuel Family & Child Development	Construction of Child care Center with Services	\$ 1,225,000	\$ 7,309,387	16.76%	\$ 725,000	-	Building Complete. Construction on Sound barrier outstanding.
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. (Request for \$85,000.00 in process to council)
Neighborhoods United	Rehabilitation of Homes for Disabled Veterans	\$ 313,804	\$ 627,608	50.00%	\$ 313,804	-	Project Complete
Round 2							
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.
Urban America – KC EVE, LLC	Redevelopment of Castle Building and construction of 36 homes at 20th & Vine	\$ 1,205,231	\$ 21,947,664	5.49%	\$ -	TBD	Contract negotiations ongoing
KC Town Hall	Redevelopment of building on 36th & Indiana Ave into incubator and 3 affordable housing apartments	\$ 490,539	\$ 680,169	72.12%	\$ -	TBD	Contract negotiations ongoing
Urban Neighborhood Initiative	Site work and infrastructure to construct 30 single-family home with Habitat for Humanity	\$ 250,000	\$ 1,731,600	14.44%	\$ 250,000	-	Funding Agreement Complete. Funds transfed.
Oak Park Neighborhood Association	Equity funding to support the development of 29 units of affordable housing at 38th Street and Prospect	\$ 2,950,000	\$ 8,183,550	34.21%	\$ 2,800,000	-	Funding Agreement Complete (contract amendment in process)
Linwood Garden	Develop 32 housing units, community kitchen, coffee shop and exterior shelter near Linwood and Michigan.	\$ 1,150,000	\$ 7,667,968	15.00%	\$ 851,334	-	Funding Agreement complete. Funds transfed on "Project 2".
Prospect Summit Duplexes	Construction of 23 townhomes at 22nd/23rd and Prospect Avenue.	\$ 2,500,000	\$ 5,653,625	33.61%	\$ -	TBD	The Funding and Loan Agreements drafted. Completing rezoning, PIA, tax abatement and checklist items from MHDC, syndicator and CCED.
Palestine Economic Dev. Corp	Construction of 39 unit assisted living facility at 35th Street and Prospect.	\$ 2,288,008	\$ 5,735,008	39.90%	\$ 1,071,586.00	-	Project commenced. Funds transfed to KCATA.
Round 3							
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.
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 documents from developer in order to route the contract for final execution.
The Overlook District	Site infrastructure for future 11 acre office / mixed-use development	\$ 5,150,000	\$ 23,283,520	21.47%	\$ 5,000,000	-	Project Commenced (contract amendment in process)
Parade Park Homes	Infrastructure/demolition for new construction of 100 multi-family affordable senior apartment units	\$ 905,000	\$ 3,244,533	27.89%	\$ -	TBD	Completing capital stack
Jazz Hill Apartments	Multi-Family rehabilitation of Jazz Hill Apartments - 197 affordable units	\$ 3,974,296	\$ 21,471,336	18.51%	\$ 3,212,056	-	Project Commenced
Santa Fe Homes	Home rehabilitation program in Santa Fe Neighborhood (\$50,000 maximum loan per home)	\$ 610,000	\$ 1,395,000	43.73%	\$ 610,000	-	Project Commenced
Round 4							
Project	Summary	CCED Funds	Project Budget	Lvkd Ratio	Funds Disbursed		Notes
Zhou B Arts	Renovation of a vacant 5-story blighted building into art galleries, studios, artist community, and event space facility with outdoor garden	\$ 1,500,000	\$ 44,444,418	3.38%	\$ -	TBD	Awaiting documents from developer in order to route the contract for final execution..
Jerusalem Farm	Rehabilitation of 50 residential units in the CCED area between 9th Street to Truman Road and Paseo Blvd to Indiana Ave	\$ 250,000	\$ 406,500	61.50%	\$ -	TBD	Awaiting final Disbursement Agreement draft reviewed by developer.
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.

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.
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.
GEM Theatre	Construction of 5 single-family townhomes with adjoining workspace	\$ -	\$ 2,255,403	0.00%	\$ -	-	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%	\$ -	TBD	Awaiting final Funding and Disbursement Agreement drafts reviewed by developer.
Total		\$ 41,352,495			\$ 24,632,043		

 Funding Agreement Complete

 Project Complete

CCED Projects Close-out Reports

Close-Out Report

5008 Prospect – CCED Renovations
2019-0012

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

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

CBKC

MEMORANDUM

TO: Central City Sales Tax Commission

FROM: Linwood Shopping Center Redevelopment Company, LLC

DATE: June 16, 2022

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

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

From: Bill Kimble

Sent: Monday, August 1, 2022 8:21 AM

To: Tidwell, Jennifer; Brown, Jane

Cc: Lewis, Dion; bcrandall; Ken Bacchus; Melissa Hazley; Duvel DJ Pierre; Ellington, Brandon; Robinson, Melissa; Barnes, Lee; Shields, Katheryn; Richardson, Nia; Johnson, Linda

Subject: Successful Conclusion of CCED Project!

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Jane & Jennifer,

Dion Lewis was a joy to work with! My final invoice for my Central City Sales Tax has been paid. Dion tackled the delicate task of sorting through receipts, invoices, & bank statements in a very diplomatic and professional manner. We worked together to create a system that can be duplicated by others, and by me in my next CCED project. But this project is now completely closed, and I thank Dion for all of his hard work.

This successful project garnered state-wide attention all the way from Jefferson City by means of a site visit from Missouri Lt. Governor Mike Kehoe. This was the first phase of three and I look forward to working with the CCED Board, CCED Staff, and the KCMO Housing Department again in the very near future. Thank you for your time.

Bill Kimble

Bill Kimble
Neighborhoods United
1601 E. 18th St. - Suite #207
Kansas City, MO. 64108
(816) 605-1138

CCED Projects Bimonthly Reports

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

Activities this month include:

- North Building: Foundation has been poured; Trenching for underground electrical move along rear property line; Underslab plumbing in progress; Gravel staged for fill below slab; slab edges formed
- South Building - Piers have been drilled, set and passed City inspection
- Work has begun on North retaining wall.
- Every OHU rerouting plan has been reviewed by the MEP engineer.
- Reviewed all weekly certified payrolls to ensure compliance with the prevailing wage decision and submit such payrolls and employee interview forms to the City via MYLCM system as appropriate.
- Monthly Construction Draw meeting with notification to appropriate City Departments, Architect of Record, Consultant, Developer and General Contractor.

Completion Progress – 31%

Significant Problems – Original concrete supplier too busy to respond to project

Proposed Changes to Remedy Problems – Located new supplier



DATE: August 8, 2022

TO: Dion Lewis, Administrative Officer, Housing & Community Dev. Dept.

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

RE: **Contract No. 2020-0101 CCED Bi-monthly Reporting
Period June 8 – August 8, 2022**

DELIVERY METHOD: Uploaded via City online platform

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

PERFORMANCE NARRATIVE

Work that will utilize the CCED funds has been solicited for bids. Professional services for the work has been completed (i.e. surveys and lot combinations and splits).

Development team will be submitting bids and request for wage determinations in August to the City. We are working to have subcontracts in place in August or early September.

FINANCIAL REPORT NARRATIVE

A fully endorsed CCED Contract Amendment was received on July 8th, 2022. UNI will submit a reimbursement for professional services and will also submit a request to advance funds. We are aware that our contract ends Dec. 30, 2022 and working to spend down the funds prior to contract expiration. If we foresee and extension is necessary, we will reach as soon as possible to make that request.

Monthly Performance Narrative Report

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

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

Linwood Property, Inc. (LAMP)

Central City Economic Development Sales Tax

City Contract No. 19-0058

Project 1 – Linwood Gardens (Resident Services)

Project 2 – Shared-Use Kitchen & Coffee Shop

Monthly Performance Narrative Report

June/July 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.

Challenges

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

Project 2

In June and July LPI's architect, Scott Associates completed construction documents and filed permit submissions with the city's Health Department (Food Establishment) and City Planning & Development (Building Permit). At the end of July Scott Associates reached out to three contractors for a price quote (the estimated cost to complete the work is less than \$160,000). Contractor responses are due in August. Approval of a construction contract is expected in September. Construction is expected to be completed by the end of the year.

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 35th Street. This facility will fill a void in central Kansas City by providing well-designed, modern and affordable assisted living care to senior residents. Recognizing this demand, the Missouri Health Care Facilities Review Committee has awarded PLR the required State Certificate of Need.

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

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

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

As of August 1st 2022 the KCATA has set a closing date on 1 vacant parcel on Montgall Avenue and is close to completing a complex agreement with one property owner that would result in the no-cost transfer of one parcel to KCATA and transit-related revisions to a current land use. The acquisitions should be completed in the third quarter of 2022 with demolition and environmental remediation initiated by the end of 2022.

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

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

A disbursement request for \$36,250.65 was submitted to the city on 4/14/2022. No funds have been received from the city as of 8/3/2022. As a result there are no revisions to the Budget Report.

From: Brian Collins
Sent: Monday, August 8, 2022 6:45 AM
To: Lewis, Dion
Subject: Palestine Legacy CCEDST August Report

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Dion.

Please accept this as a revision to the required CCEDST report previously submitted for Palestine Legacy Residences (PLR).

Since submitting the report I am pleased to report that discussions between the city Legal Department and counsel for PLR have resulted in an amendment to the project funding agreement that will allow the city staff to process disbursement requests for project expenses.

We appreciate the work of the city attorney and Housing and Community Development Department staff that has resolved this issue.

Please let me know if I can provide any additional information.

Brian Collins

--

Brian H. Collins, AICP
Dromara Development, LLC
301 East Armour Boulevard, Apt. 303
Kansas City, MO 64111
816-651-6422
brian@dromara.com



August 8th, 2021.

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 to secure and lock prices to reduce price scalation risk on the current inflationary state of the economy. The project suffered an increase in price from a budgeted \$17,500,000.00, at the moment for the application for CCED grant back in 2019, to a current projected budget of \$22,592,613.00. A total increase of \$5,092,613.00 dollars in 2 years.

The project is starting to pick up steam after all the rain delays. We have had 28 rain days where we could not do any construction work due to weather and site conditions. The concrete crew has all footings in place except for the short section between 7 and 7.8 lines, leaving enough room to work on the basement wall. All basement walls have been poured, including the elevator and stairway walls. Plumbing below slab rough will complete tomorrow, followed by the preparation work (rock and dowels) to have the slab on grade poured this Friday August, twelve. The General contractor has three remaining columns on the A line that will complete the upper columns and allow plumbing rough in to begin.

The street is cut, and the GC will remove the pavement tomorrow, August nine, to make ready for getting the overhead lines underground and out of our way. We have both the fire and domestic water vaults set now, and they are stubbed into the building. We are waiting on the city to do a test shut on the main line so we can tap into it. The electrical conduit for both transformers is in the ground now, and the transformers should be set next week.



Currently, on the project financials, we are performing within the budget (attached 2 provided). It is important to mention that we received the current July G702 and G703 (7/31/2022) after submitting the Reimbursement request form (7/27/2022). Most of the numbers are above the amount reported on the reimbursement form, except the site utilities, which will be included on the next pay app. Based on the budgeted amount, we are at 57% percent completion for the shoring. The earthwork had an increase of \$122,625.00 due to a minor unforeseen condition. The previous building grade beam was discovered with also a debris bed made from the previous building below grade. The cleanup and backfill increase this line item to \$454,325.63. Site utilities were reported to the CCED a \$45,000.00 that will be included on pay app number #3. This is the only line item below the completed amount. The concrete foundation budget remains the same, with an expenditure of 543,199.48, well above the reported CCED expense of \$100,000.00 for the structural concrete and 19,800.00 for foundation concrete. Budgeted CCED wood material expense was exhausted on this Pay app, leaving the rest of the carpentry material to be paid by equity or loan. This line item is currently at \$1,004,404.80 for a total budget (CCED + Equity + Loan proceeds) of \$1,842,654.00. Windows are currently at \$81,475.00, of which 50,000.00 were already paid with CCED funds, and the rest with equity. We still have \$100,000,00 remaining to be paid by CCED funds. The General Contractor also places two deposits to prevent price scalation: the window deposit of \$50,000,00 and the elevator deposit of \$145,000,00.

We haven't been set up by the city on any of the reporting system such as B2Gnow and eComply. .

just received the executed contract on August first of 2022. We look forward our registration to this system and be able to report our number online.



1900 Vine Street LLC

924 NW 1st Street, Fort Lauderdale, FL 33311

Lastly, no itemized property list is attached since no equipment or materials are being purchased directly with CCED funds by the contractor. Instead, the advance deposits reported on the budget are being paid to the vendors contracted by the principal subcontractor and licensed General Contractor of the project, Paric corporation.

Offices at Overlook

Monthly Report Submission

June/July 2022

On site activity in the June/July period consisted of wrap-up of demo and rough grading activity, as well as some (hopefully) final environmental work. There was a fair amount of design work undertaken to finalize the balance of the \$5m CCED grant award.

Our General Contractor, Turner Construction, is now in the process of obtaining bids from subcontractors for the balance of the Site Work project. Once that is finalized, we will be in position to submit a CUP for review and approval.

August 8, 2022

Neighborhoods and Housing Services
City of Kansas City, MO
4400 Blue Parkway, 2nd 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 in September and have a 16-month construction period with completed buildings and units being delivered through the construction term.

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

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

Sincerely,



Drew Rosenbarger, VP of Development
Flaherty & Collins Properties

**CCED Projects
Pre-Initial Fund
Disbursement
Bimonthly
Reports**

Central City Sales Tax Project Reporting - August 8, 2022

Project	Summary	Pre-Funding Agreement	Bimonthly	Close-out	Report Not Submitted	Notes
Round 1						
Linwood Shopping Square	Renovation Retail Shopping Center			X		
MACPEN Enterprise	Construction of Child Care Center with Services - Kiddie Depot				X	
Community Builders of Kansas City	Renovation for Entrepreneur Space at 5008 Prospect			X		
Emmanuel Family & Child Development	Construction of Child care Center with Services		X			
Ivanhoe Neighborhood Council	Senior Cottages at 39th Street		X			
National Association of Construction Coop	Rehabilitation of Homes throughout the District				X	
Neighborhoods United	Rehabilitation of Homes for Disabled Veterans			X		
Round 2						
Project	Summary	Pre-Funding Agreement	Bimonthly	Close-out	Report Not Submitted	Notes
Urban America Southpointe, LLC	Pre-development for housing project at 63rd & Prospect Ave				X	
Urban America – KC EVE, LLC	Redevelopment of Castle Building and construction of 36 homes at 20th & Vine				X	
KC Town Hall	Redevelopment of building on 36th & Indiana Ave into incubator and 3 affordable housing apartments				X	
Urban Neighborhood Initiative	Site work and infrastructure to construct 30 single-family home with Habitat for Humanity		X			
Oak Park Neighborhood Association	Equity funding to support the development of 29 units of affordable housing at 38th Street and Prospect		X			
Linwood Garden	Develop 32 housing units, community kitchen, coffee shop and exterior shelter near Linwood and Michigan.		X			
Prospect Summit Duplexes	Construction of 23 townhomes at 22nd/23rd and Prospect Avenue.				X	
Palestine Economic Dev. Corp	Construction of 39 unit assisted living facility at 35th Street and Prospect.		X			
Round 3						

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