

AGENDA

CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX BOARD MEETING

A public meeting of the Central City Economic Development Sales Tax Board will take place on Tuesday, May 10, 2022 at 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. Approval of Minutes
4. Treasurer's Report
5. Project Modification Request
 - Prospect Summit
 - Oak Park
6. Developers Update
7. Urban Neighborhood Initiative
8. Consultant's Report
9. Administrative Services Update
10. Project Update - Rounds 1, 2, 3 & 4
11. Other Business
12. Additional Business Additional Business

There may be general discussion of matters related to the Central City Economic Development Sales Tax.

Pursuant to subsections (1) and (12) of Section 610.021 of the Revised Statutes of Missouri, there may be a closed session to discuss a) legal matters, litigation or privileged communications with attorneys; and/or b) sealed proposals and related documents or any documents related to a negotiated contract.

13. Adjourn

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



Central City Economic Development Sales Tax Board Meeting
 Minutes from April 12, 2022 Board Meeting

Board Members Present	DJ Pierre, Chair Melissa Patterson Hazley, Vice Chair Kenneth Bacchus, Treasurer Makini King, Board Member
Consultants Present	Cheryl Harrison, HLDC Consulting Lelia Allen, HLDC Consulting Ricardo Kisner, HLDC Consulting
City of KCMO Staff Present	Shontrice Patillo, Housing and Community Development Department Jane Brown, Housing and Community Development Department Dion Lewis, Housing and Community Development Department Eric Clevenger, Finance Department Emalea Black, Law Department
Community Members Present	Lisa Yeager Kelvin Simmons, One Nine Vine Erin Royals, UMKC Center for Neighborhoods Kevin, Citizen Leonard Graham

Call to Order:

Chair DJ Pierre called the meeting to order at 12:00pm.

Public Comment: No comments.

Approval of Minutes: (February 8, 2022, March 8, 2022, March 12, 2022, and March 23, 2022)

Chair Pierre requested a motion to approve all 4 of the minutes provided. Board Member King moved to approve the minutes. Board Member Bacchus seconded the motion. All Board Members present were in favor of the motion. No Board Members opposed the motion. The motion passed with a vote of 4-0.

Treasurer’s Report: Board Member Bacchus provided an overview of the financial statement. The

revenues are 5% higher than budget projections. Board Member Bacchus made a motion to approve the report. Vice Chair Hazley advised staff an agreement had been reached between the board and the City Manager’s office to find alternative funding sources for the second staff position to support CCED; however the salary is being charged to CCED. Eric Clevenger stated he would work with staff to obtain direction from the city manager and make necessary corrections on the April report. Board Member Bacchus moved to approve the minutes pending the changes to the report. Vice Chair Hazley seconded the motion. All Board Members present were in favor of the motion. No Board Members opposed the motion. The motion passed with a vote of 4-0.

Consultant’s Report – Administrative Services RFP: Ms. Allen with HLDC reported in the month of March, the consultants have been working with assisting the board with the proposals for Round IV

RFP. Specifically, they sat in on all meetings, provided a report indicating the economic impact, financial concerns, and how the projects rated by unit cost, construction type, and other concerns of the board.

Future RFPs and Scoring: Chair Pierre stated in the future, there are changes he would like to incorporate including minority hiring goals, project readiness, and other collective items the board deem necessary in the RFP and scorecard. Vice Chair Hazley expressed the importance of including workforce information in future request for proposals. Board Member Bacchus stated that he wanted to make sure applicants are not penalize based on M/WBE status whereas non-for-profit applicants cannot obtain the certification and ensuring that renovation projects are just as impactful as new construction. Vice Chair Hazley requested the consultant provide a revised draft of the scorecard at the board meeting in May. Board Member Kings added a request to include the process.

Administrative Services Update: Chair Pierre and Board Member Bacchus requested Emalea draft a contract with HDLC to administer administrative services for CCED. Chair Pierre will assist in drafting the agreement as well as locating a sponsor to introduce ordinance supporting board's recommendation to council.

Project Update – Previous Rounds: City Staff Member Patillo provided an overview of the CCED projects. Funds have been initiated for 60% of the CCED projects approved. Five projects are still working on Funding Agreements. The board requested staff invite National Association of Construction Coop, and the Urban Neighborhood Initiative to provide an update at the next board meeting. Additionally, the board will review the request from Prospect Summit Duplexes for additional funding.

Chair Pierre requested the law department provide the board with an update on standard reporting requirements across statutory. Board Member Bacchus suggested projects report every two months or quarterly. Vice Chair Hazley requested that the Santa Fe contract be reviewed to determine its reporting requirements.

Other Business: There was no additional business.

Adjourn: The meeting adjourned at 1:35 pm following a motion by Vice Chair Hazley and seconded by Board Member King. The motion passed by a vote of 4-0.

**Central City Economic Development Sales Tax Fund #2200
Fiscal Year 2023 Adopted Budget**

	Adopted FY 2022-23
Revenues	
Sales Tax	11,628,900
Miscellaneous Income	56,000
Total Revenues	\$11,684,900
Expenses	
Wages	77,506
Benefits-Insurance-Health-FICA	33,774
Pension	15,523
<i>Salary and Wages Subtotal</i>	<i>126,803</i>
Training/Meeting/Phone/Network Charges*	7,525
Printing / Office Supplies/Advertisements	800
Transfer to General Fund (Administrative charge)	13,150
<i>Meeting and Other Related Expenses Subtotal</i>	<i>21,475</i>
<i>Contractual Services</i>	<i>11,536,622</i>
Total Expenditures	11,684,900
<i>Surplus (Deficit)</i>	<i>-</i>

* Phone charges budgeted at \$2,787
Network charges budgeted at \$4,738

Central City Economic Development Sales Tax Fund #2200
Comparison of Revenues, Expenditures
and Change in Fund Balance
As of April 30, 2022 (May 2, 2022)

	Actual FY 2019-20	Actual FY 2020-21	Adopted FY 2021-22	Projected Activity FY 2021-22	Activity to Date ¹ FY 2021-22	Actuals to Date ² FY 2021-22
Beginning Fund Balance	\$ 14,729,572	\$ 19,978,759	\$ 3,276,611	\$ 24,781,743	\$ 24,781,743	\$ 24,781,743
Reserve for Encumbrances	-	401,273	-	3,510,209	3,510,209	3,510,209
Rollforward of encumbrances to FY 2022	-	(3,510,209)	-	-	-	-
Total Fund Balance	14,729,572	16,869,822	3,276,611	28,291,953	28,291,953	28,291,953
Revenues						
Sales Tax	10,720,388	9,353,764	9,855,000	9,855,000	11,382,152	11,382,152
Miscellaneous Income	6,028	57,357	56,000	56,000	29,452	29,452
Total Revenues	\$10,726,416	\$9,411,121	\$9,911,000	\$9,911,000	\$11,411,603	\$11,411,603
Expenses						
Wages	49,492	61,488	59,808	87,996	87,996	67,616
Benefits-Insurance-Health-FICA	13,984	19,640	22,090	22,021	22,021	23,786
Pension	6,396	9,986	9,763	9,832	9,832	13,332
Employee charged-in	-	7,689	-	-	-	544
Salary and Wages Subtotal	69,872	98,803	91,661	119,849	119,849	105,277
Training/Meeting Exp.	2,408	1,138	-	-	-	-
Catering/Food	303	-	-	-	-	-
Printing / Office Supplies/Advertisements	533	273	500	1,142	1,142	1,142
Meeting and Other Related Expenses Subtotal	3,244	1,411	500	1,142	1,142	1,142
Community Builders of Kansas City (Round 1)	627,785	-	-	-	-	-
Emanuel Family & Child Development (Round 1)	725,000	-	-	-	-	-
Linwood Shopping Square (Round 1)	2,389,149	-	-	-	-	-
Ivanhoe Neighborhood Council (Round 1)	-	-	-	933,840	933,840	933,840
MACPEN Enterprise (Round 1)	1,000,000	-	-	-	-	-
National Assoc of Construction Cooperatives (Round 1)	-	-	-	215,000	215,000	215,000
Neighbors United (Round 1)	-	139,927	-	66,024	66,024	66,024
Round 1 Funding Subtotal:	4,741,934	139,927	-	1,214,864	1,214,864	1,214,864
Urban America Southpointe, LLC (Round 2 Recommendation)	-	-	-	500,000	500,000	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)	-	-	-	2,800,000	2,800,000	2,800,000
Linwood Gardens (Round 2 Recommendation)	-	-	-	1,150,000	1,150,000	1,150,000
Prospect Summit Duplexes (Round 2 Recommendation)	-	-	-	1,900,000	1,900,000	-
Neighbors United Supplemental (Round 2 Recommendation)	-	-	-	107,853	107,853	107,853
Round 2 Funding Subtotal:	-	-	-	10,691,631	10,691,631	7,095,861
Conrad Wright Media Building (Round 3 Recommendation)	-	-	-	200,000	200,000	200,000
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	-
Jazz Hill Homes (Round 3 Recommendation)	-	-	-	3,974,296	3,974,296	3,974,296
The Overlook (Round 3 Recommendation)	-	-	-	5,000,000	5,000,000	5,000,000
Santa Fe (Round 3 Recommendation)	-	-	-	610,000	610,000	610,000
Round 3 Funding Subtotal:	-	-	-	15,071,650	15,071,650	9,784,296
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	287,492	287,492
Emanuel Family & Child Development (Supplemental Funding)	-	-	-	500,000	500,000	500,000
Supplemental Funding Subtotal:	-	-	-	787,492	787,492	787,492
Projects Recommended for Funding Subtotal	4,741,934	1,139,927	-	27,765,637	27,765,637	18,882,513
Dean & Dunn Consultant Services (2nd Year)	101,520	89,728	-	-	-	-
Harrison-Lee Consultant Services (2nd Year)	159,386	169,331	-	364,000	364,000	364,000
Consulting Services Subtotal	260,906	259,059	-	364,000	364,000	364,000
Contractual Services	-	-	9,271,091	9,102,261	9,102,261	1,390
Total Expenditures	5,075,956	1,499,199	9,363,252	37,352,890	37,352,890	19,354,323
Surplus (Deficit)	5,650,460	7,911,922	547,748	(27,441,890)	(25,941,286)	(7,942,719)
Total Ending Fund Balance	\$ 20,380,031	\$ 24,781,743	\$ 3,824,359	\$ 850,063	\$ 2,350,666	\$ 20,349,233

Footnotes:

1. Reflects actual FY 22 collected revenues and city appropriations within the city's financial system.
2. Reflects actual FY 22 collected revenues, expenditures and encumbrances in the city's financial system.

Oak Park Neighborhood Association
"Our Roots Run Deep"

4435 Prospect Ave
Kansas City, Missouri 64130
Phone: (816) 214-5033
www.oakparkneighborhoodkc.org

April 27, 2022

Mr. DJ Pierre
Chairman
Kansas City Central City Economic Development Sales Tax Board
Department of Housing and Neighborhood Development
414 East 12th Street, 24th Floor
Kansas City, MO 64106

RE: Oak Park Townhomes

Dear Chairman Pierre,

The Oak Park Neighborhood Association (OPNA) has been awarded \$2,800,000 from the Central City Economic Development Sales Tax Fund for the construction of 35 affordable townhouse apartments on the block bounded by Prospect Avenue, 38th Street, Montgall Avenue and 39th Street.

In addition to the CCEDST funding, OPNA has an allocation of LIHTC from the Missouri Housing Development Commission and private debt funding from Legacy Bank of Springfield, MO.

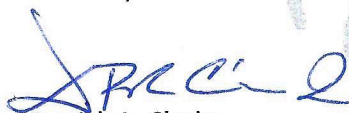
Under a funding agreement with the City of Kansas City, Missouri, the development team has diligently pursued the acquisition of the property (19 total parcels) and preparation for site clearance, environmental remediation, and site grading. Eleven of the nineteen properties have been secured from the Land Bank of Kansas City. Unfortunately, these properties, along with several of the other acquisitions, are encumbered with title issues requiring the use of eminent domain proceedings to obtain clear title.

The Planned Industrial Expansion Authority has initiated this process which should be concluded by late summer of this year. This process, along with the well-documented cost increases associated with the pandemic, has required OPNA and its co-developer, DowCon, LLC, to obtain additional funding from a number of sources. We are confident that most of these funds will be secured in time to allow a full financial closing and start of construction shortly after the completion of site assembly.

In order to cover a portion of the new financing gap we are requesting the CCEDST authorized increase of \$150,000 to our funding agreement.

Please let me know if you require any additional information regarding this request.

Sincerely



Patrick A. Clarke
President

Board of Directors

Pat Clarke, President - Forest Tyson, Jr., Vice President - Vivienne Smith, Secretary - Tyrice Haggins, Treasurer
Joe Cutrera - Carl Evans - Shelly Foster - Thomas Hobley - Constance Norton - Dena Odum
John Officer - Jerome McKenzie - Lee Pippens

Central City Sales Tax Project Updates - May 10, 2022

Project	Summary	CCED Budget	Project Budget	Lvgd 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	22-May	Building Complete. Construction on Sound barrier outstanding.
Ivanhoe Neighborhood Council	Senior Cottages at 39th Street	\$ 1,221,332	\$ 2,174,632	56.16%	\$ 1,221,332		Funds transferred
National Association of Construction Coop	Rehabilitation of Homes throughout the District	\$ 215,000	\$ 10,000,000	2.15%	\$ -	22-May	Agreement complete. Developer apply for LandBank properties.
Neighborhoods United	Rehabilitation of Homes for Disabled Veterans	\$ 313,804	\$ 627,608	50.00%	\$139,927	22-May	Construction complete. Inspection ongoing.
Round 2							
Project	Summary	CCED Funds	Project Budget	Lvgd 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. Fund transfer initiated.
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%	\$ -	22-Jun	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%	\$ -	22-Jun	Once escrow agent identified should be ready to execute their contract
Urban Neighborhood Initiative	Site work and infrastructure to construct 30 single-family home with Habitat for Humanity	\$ 250,000	\$ 1,731,600	14.44%	\$ -	22-May	Amended & Restated Funding Agreement Completed. Obtaining signatures
Oak Park Neighborhood Association	Equity funding to support the development of 29 units of affordable housing at 38th Street and Prospect	\$ 2,800,000	\$ 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%	\$ 402,138	-	Funding Agreement complete. Fund transfer initiated on "Project 2".
Prospect Summit Duplexes	Construction of 23 townhomes at 22nd/23rd and Prospect Avenue.	\$ 1,900,000	\$ 5,653,625	33.61%	\$ -	22-Jun	The Funding and Loan Agreements drafted. Completing rezoning, PIEA, 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%	\$ -		Project commenced. Funds will transfer at request of Disburse Agent.

Round 3

Project	Summary	CCED Funds	Project Budget	Lvgd 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%	\$ -	22-May	Project commenced. Funds will transfer at request of 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%	\$ -	22-Jun	Council approval needed for modification
The Overlook District	Site infrastructure for future 11 acre office / mixed-use development	\$ 5,000,000	\$ 23,283,520	21.47%	\$ 5,000,000	-	Project Commenced
Parade Park Homes	Infrastructure/demolition for new construction of 100 multi-family affordable senior apartment units	\$ 905,000	\$ 3,244,533	27.89%	\$ -	-	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
Total		\$36,481,791			\$21,939,440		

 Funding Agreement Complete

 Project Complete

Central City Sales Tax Project Reporting - May 10, 2022

Project	Summary	Pre-Funding Agreement	Report Submitted	Report Not Submitted	Notes
Round 1					
Linwood Shopping Square	Renovation Retail Shopping Center				Close-out reporting link will be sent out for the June report
MACPEN Enterprise	Construction of Child Care Center with Services - Kiddie Depot				Close-out reporting link will be sent out for the June report.
Community Builders of Kansas City	Renovation for Entrepreneur Space at 5008 Prospect				Close-out reporting link will be sent out for the June report
Emmanuel Family & Child Development	Construction of Child care Center with Services			X	Meeting scheduled with the developer and their team on May 17th, 2022
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	Report Submitted	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				Pre-Funding Agreement reporting link will be sent out for the June report
KC Town Hall	Redevelopment of building on 36th & Indiana Ave into incubator and 3 affordable housing apartments				Pre-Funding Agreement reporting link will be sent out for the June report
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.				Pre-Funding Agreement reporting link will be sent out for the June report

Palestine Economic Dev. Corp	Construction of 39 unit assisted living facility at 35th Street and Prospect.		X		
Round 3					
Project	Summary	Pre-Funding Agreement	Report Submitted	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		Reported via the link provided however, did not include a narrative (CUP and LOIs currently under review)
Conrad Wright Media Building	Rehabilitation of existing building for mixed-use office space and two affordable apartments			X	Developer sent email on 4/11/2022 stating that the project has not started
38th Street Studio	Rehabilitation of existing building located at 3841 Agnes for office space and 5 affordable apartments				Pre-Funding Agreement reporting link will be sent out for the June report
The Overlook District	Site infrastructure for future 11 acre office / mixed-use development				Reporting via TIFs disbursement agency
Parade Park Homes	Infrastructure/demolition for new construction of 100 multi-family affordable senior apartment units				Pre-Funding Agreement reporting link will be sent out for the June report
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	

Oak Park
Performance Narrative

Two parcels out of 23 left to acquire.

Proceeding with condemnation with PIEA.

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

Activities this month include:

- Removal of AT&T poles
- Material order for long lead items – roof trusses and windows
- City Planning approved new building pier system
- Site preparation for installation of building pier system
- Perimeter fence and job-site trailer installed
- Reviewed all weekly certified payrolls to ensure compliance with the prevailing wage decision and submit such payrolls and employee interview forms to the City via MYLCM system as appropriate.
- Monthly Construction Draw meeting with notification to appropriate City Departments, Architect of Record, Consultant, Developer and General Contractor.

Completion Progress – 21%

Significant Problems – Some delay due to rain and muddy conditions

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

April 18, 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 May or June 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

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

March 2022

Project 1

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

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

Other services provided to residents this past month 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.

ReStart in the near future will begin coordinating monthly life skills and enrichment groups to take place on site. reStart will work to collaborate with other agencies in the community, including the agencies on the LAMP campus.

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 March Linwood Property, Inc. signed a contract with Scott Associates to provide design and engineering services (engineering to be subcontracted) for the amount of \$26,000. Several meetings have been held with representatives of the LAMP tenants to determine programmatic and design needs. Schematic design options have been completed.

Challenges

None to date.



- NATIONAL ASSOCIATION OF CONTRACTORS & CONSTRUCTION COOPERATIVE -

4/8/2002

There have been numerous attempts to move forward in the proper fashion and order, and my organization has not been afforded the opportunity. Instead, I have received emails that have been unpleasant in tone and authoritative and demanding of processes to happen, however the demands have not been in order or correct. In short, my organization has been pressured and threatened with a revocation of the contract if properties aren't acquired and rehabbed, which resulted in having to present to you and the board earlier this year. However, there is a procedure per the contract, and we have not been able to get movement on the matter in a proper fashion. Though we have been pressed for consistent updates, we have not received consistent follow through or timely responses to my inquiries – however there is a constant raining of emails requesting/demanding updates and activities that are associated with a punitive tone.

We have been allotted \$215,000 total with \$15,000 of that amount to be used for title and legal purposes associated with acquisition of city properties that have no conveyance of any status prior to submitting an application and acquisition. *Per our contract with CCED we have \$15,000 allotted for title work that needs to be completed prior to sending applications and funds for properties. We have properties and sites designated to initiate our program, and at this juncture need a release of funds to enact and complete title work. Per our contract and attachments, title work is to be completed prior to submitting an application. Attachment 2 is the budget narrative of our contract that lists \$15,000.00 for designated title and legal work. Attachment 3 letter C states we need to, per the contract, need to provide title commitment prior to letter D that speaks to rehabilitation work.* Though we have been pressed for consistent updates, we have not received consistent follow through or timely responses to my inquiries – however there is a constant raining of emails requesting/demanding updates and activities that are associated with a punitive tone. I have made multiple requests for those funds to be released for those specific purposes of attaining a clear title or ascertaining what it would take to acquire a clear title for financing purposes, however there has been no movement - yet my organization continues to get emails and requests for status updates and progress reports. I am seeking direct assistance in accessing those funds for their intended purpose so we can acquire, rehab, and provide viable housing options that enhance the livability of our collective communities.

Edward Bell II
Chairman & CEO, NACCC

Required CCED Monthly Reporting (March 2022)

I am done with the job. We are in the final inspection phase.

Bill Kimble

Oak Park
Performance Narrative

Two parcels out of 23 left to acquire.

Proceeding with condemnation with PIEA.

Palestine Legacy Residences

April 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.

The acquisitions should be completed in the third-quarter of 2022 with demolition and environmental remediation completed by the end of 2022. Final construction documents and building permitting will allow for construction to begin in early 2023. The building will be completed in the first quarter of 2024.

PEDC has been pursuing local and national philanthropic organizations for the remainder of the estimated \$6.7mm development cost. At the request of the Hall Family Foundation, PEDC has submitted an application for \$2.3mm, or 50% of the unfunded budget. With a lead donation of this amount, there is confidence that other philanthropic entities would fill the remaining funding need. PEDC also is contacting financial institutions and other CDFI's for a potential allocation of New Market Tax Credits (NMTC). Of course, NMTC would add some debt to the capital stack and would cause an unwanted increase in the per-month cost.

FUNDING AGREEMENT
CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX CITY OF KANSAS CITY, MISSOURI
AND
UA KC SOUTHPOINTE, LLC
CITY CONTRACT NO. 2021-0052

Performance report through March 31, 2022:

UA KC SouthPointe, LLC through March 31, 2022 was able to advance the multi-family project, known as Building L, of the SouthPointe Master Development project forward through the funds provided via the CCED Grant. The budget cost allocation through this period included costs paid to vendors in the areas of Architectural Fees, Civil Engineering Fees, Legal Fees, Application Fees, Project Management Fees, and Contingency. The amounts in each category will be discussed further in the narrative section of this document below:

- Architectural Fees. \$35,000.00. The architectural fees were paid to Niles Bolton Architects, the architect of record for the multi-family project. Niles Bolton has put together preliminary concept drawings taking into consideration the current scale of the project, site topography, and considered parking options of structured versus surface parking. Their input was vital into the planning documentation submitted to the city of Kansas City's Planning Commission For zoning that was approved in March 2022.
- Civil Engineering. \$15,957.15. The civil engineering fees were pro rata portion (19% of the total based on multi-family portion of the project) of the civil engineering fees due and paid to McClure Engineering as part of their effort to maximize the site design, including structural positioning, ingress egress and retaining wall location options in conjunction with Niles Bolton and BRR architects such that the project as submitted to the city of Kansas City Planning Commission was in his final form. This also included their participation in several community meetings to present the planning options for this project, including the addition of 5.5 acres of land for public amenities for the project affiliated with the multifamily development.
- Legal Fees: \$7,849.38. The legal fees were the pro rata portion of the legal fees paid to Hardwick law firm in connection with the entitlement process attributed solely to the multifamily portion of the entitlement process. This again represented 19% of the total legal bills presented to date for this project.
- Application Fees. \$44,214.50 these fees were paid to PIEA to advance the entitlement portion of the project affiliated with the multifamily project. The incentives that were approved for this project include a 25-year tax abatement and Sales Tax Exemption for Construction Materials (STECM) for the project area.

- Project Management Fees. \$50,000. These fees were advanced too gateway development company and urban America to reimburse for project management expenditures related to it's a multifamily project at SouthPointe. This included interaction with Niles Bolton, Walker & Dunlop (financing & tax credit consultants), cost analysis and project administration.
- Contingency. \$829.07. These fees are four two vendors, FedComm, a project management company that has a specialty in horizontal development, in the amount of \$500.00, who assisted the architectural and design team, along with Whiting-Turner Contracting in it costs analysis for the proposed retaining walls in support of the multi-family Project on the North End of the site. The second check was for 329 dollars and seven cents payable to Omaha supplemental insurance company for site liability insurance, which is a project expense until such time that the site is transferred from city ownership.

There have been no significant problems encountered by the contractor, UA KC SouthPointe, LLC. There are no anticipated major changes to the project scope at this time.

UA KC SouthPointe, LLC

Submitted by:

Robert C. Farmer, Jr., Principal



DATE: April 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 Monthly Reporting
Period March 10- April 10, 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 not started. We utilized other funding sources to begin phased construction in 2020 due to not having a contract in place when anticipated sitework was to begin in summer 2020.

FINANCIAL REPORT NARRATIVE

A budget amendment was requested in January 2022. We received the approved amendment 4/8/2022. The amendment is being circulated for signatures currently. The excel spreadsheet is not applicable at this time as no funds have been requested.