
CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX BOARD



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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: Monday, July 29, 2019 at 11:30 am – 1:30 pm

Neighborhoods and Housing Services Department, KC Royals Room

[4400 Blue Parkway, Kansas City, Missouri 64130](#)

For the purposes of taking up the following matters:

Agenda

- A. Call to order
- B. Approval of Minutes
- C. Presentation/Discussion by Drew Solomon, Economic Development Corp (EDC)
- D. Round 1 Contract Update
- E. Round 2 Recommendations to KCMO City Council
- F. Round 3 RFP Focus/Timeline
- G. Closed Meeting. - This portion of the Meeting will be conducted as a Closed Meeting pursuant to subsections 610.021(1) and (12), RSMo.
- H. Other Business
- I. Adjournment

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.

For further information, please call: 816.513.3037.

Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311, 816-513-1313, TTY 513-1889 or by email at actioncenter@kcmo.org.

MINUTES FOR
CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX BOARD

May 28, 2019

Meeting Date:

Tuesday, May 28, 2019
11:30 am - 1:30 pm
KC Royals Room
Neighborhoods and Housing Services Department
4400 Blue Parkway
Kansas City, Missouri 64130

Board Members Present:

Herbert Hardwick
Melissa Patterson-Hazley
Keith Brown
Ken Bacchus

Other Parties Represented:

Jennifer Tidwell Housing Division Manager
Harrison-Lee Consulting
Dean & Dunn, LLC
Jarrett Dillard Human Relations Department
Jerry Helmick Human Relations Department

Call to Order: Herbert Hardwick called the meeting to order at 11:51 am.

Board Member Keith Brown moved that the Board go into closed session pursuant to subsection (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 attorney's; and/or b) sealed proposals related documents or any documents related to a negotiated contract. Board member Patterson-Hazley seconded the motion. Chairman Hardwick called for a roll call vote. Herbert Hardwick, Keith Brown, Ken Bacchus and Melissa Patterson-Hazley voted in the affirmative. The Board went into closed session. Representatives for the Human Relations Department left the meeting at this time.

Board Member Bacchus made a motion to reconvene back to open session. Mr. Brown seconded the motion. All Board members voted in the affirmative. Chairman Hardwick made a motion to adjourn which was seconded by Mr. Bacchus. The Board members voted in the affirmation. The meeting concluded at 1:48 pm.

MINUTES FOR
CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX BOARD

June 12, 2019

Meeting Date:

Wednesday, June 12, 2019
6:00 pm - 8:30 pm
Gregg Klice Community Center
1600 E. 17th Terrace
Kansas City, Missouri 64108

Board Members Present:

Herbert Hardwick
Melissa Patterson-Hazley
Keith Brown
Ken Bacchus

Other Parties Represented:

Galen Beaufort KCMO Attorney
Jennifer Tidwell Housing Division Manager
Harrison-Lee Consulting
Dean & Dunn, LLC

Call to Order: Chairman Hardwick called the meeting to order at 6:16 pm.

Chairman Hardwick provided an overview for the meeting which provided an opportunity for all applicants to the CCED to provide a presentation on their proposal and to allow for public testimony either in support or opposition to all proposals to help the Board in their decision on which projects to recommend for funding or not.

The rules for the meeting were outlined that each proposer would be allowed no more than 2 minutes to make their presentation and that the order for presentations was based on the order that proposals were submitted to CCED. Once exception was made, it was requested by representatives for the District Row project that they be allowed to give their presentation earlier due to other pending engagements. Chairman Hardwick allowed District Row to provide their presentation third.

Order of Presentations:

Proposal Number	Project Name	Developer/ Presenter	CCED Request Amount	Project Description
1	Tikkun-KC	Larry Myer	\$100,000	Renovation of two single family homes on the 3500 block of Indiana for transitional housing for homeless persons
2	Historic Lincoln Building	Henry Service	\$300,000	Renovation of existing Lincoln Building in 18th & Vine District
3	District Row	Dr. Linden Bouie	\$2,000,000	Construction of 35 new town-homes and renovation of Western Baptist Bible building for mixed uses at 22nd & Tracy
4	MovementKC	Daniel Edwards	\$1,744,130	Infrastructure improvements, renovation of theater and development of single family homes in Wendall Phillips neighborhood
5	Urban America-KC EVE	Richard McCoy; Robert Farmer; Viewiser Dixon	\$1,500,000	Construction of 36 carriage homes at 21st & Woodland and stabilization of "The Castle" on Vine Street
6	Urban America Southpointe	Robert Farmer; Richard McCoy	\$1,500,000	Pre-construction dollars for mixed-use development at 63rd & Prospect

Proposal Number	Project Name	Developer/ Presenter	CCED Request Amount	Project Description
7	Linwood Gardens	James Scott	\$1,150,000	32 units of affordable housing for domestic violence survivors and shared community kitchen and coffee shop at Linwood & Bruce R. Watkins Drive
8	Kansas City Design Center	Joe Colistra; Karen Slaughter	\$131,000	Matching funds to close on construction loan and pre-development dollars to help organize neighborhood groups for potential development of 6-12 town-homes
9	Twin Elms	Emmit Pierson; Shannon Hestenburg	\$418,000	Renovation of existing Twin Elms Senior Housing (roof, exterior, HVAC)
10	National Association of Construction Contractors Cooperative	Jack Oliver; Anthony Arnold	\$350,000	Renovation of building at 60th & Prospect for NACCC headquarters and training facility
11	Palestine Legacy Residences	Damon Hodges	\$2,288,000	Development of 39 bed assisted living facility at 35th & Prospect
12	Oak Park Townhomes	Forest Tyson Jr.	\$2,800,000	Construction of 29 units of town-homes at 38th & Prospect

Proposal Number	Project Name	Developer/ Presenter	CCED Request Amount	Project Description
13	Entrepreneurs Enterprise	Maxmillion Howell	\$400,000	Gap financing for the construction of 4 single family homes to be constructed in the Wendell Phillips neighborhood
14	Harris Park	Chris Harris	\$150,000	Phase 2 of Harris Park including 3 new golf holes, demolition of existing structure and other site improvements
15	Linwood Colonial Office Building Incubator	Donald Maxwell	\$250,000	Renovation of existing office building at 24th & Linwood
16	KC Town-Hall	Jamie Burkart	\$490,539	Renovation of existing building for 4 retail spaces and 3 apartment units at 36th & Indiana
17	Urban Neighborhood Initiative	Dianne Cleaver	\$1,500,000	Land acquisition and site preparation, renovation of existing single family homes and gap funding for prospective homeowners in Wendall Phillips neighborhood
18	Social Impact Tech & Engineering	Mark Irvin	\$230,000	Expansion of existing programming and co-locating launch of STEM skilled- career pathway training center

Proposal Number	Project Name	Developer/ Presenter	CCED Request Amount	Project Description
19	Whole Communities Funding	Davin Fordon; Ahmay freeburg	\$455,000	Community Capital Fund for revolving loan fund and rehab contractor education program
20	Prospect Summit Duplexes	Leonard Graham; Pastor Henderson Bell	\$1,900,000	Construction of 23 units of senior housing near 23rd & Prospect
21	25th Street Development Corp	Artist Taylor	\$275,000	Pre-development dollars for the construction of 13 for sale condominium at 25th & Walrond/ Agnes
22	M2M Community Foundation	Dre Taylor	\$300,000	Construction of greenhouse, barn, and other improvements near 29th & Wabash
23	Neighbors United	Bill Kimble	\$714,036	Rehabilitation of scattered-site housing and workforce development program

Public Comment:

The floor was opened for members of the public present to provide comment on all projects. No comments were made in opposition to any project. Below is a list of those who spoke and which project(s) they spoke in support of.

Speaker	Project
Linda Manlove Braxton	Urban America Southpointe; Whole Communities Funding
Karen Boyd	Linwood Gardens
Mickey Dean	M2M Community Foundation

Speaker	Project
Will McArthur	Urban America Southpointe
Gary Gilson	Harris Park
Mike Collins	Harris Park
Leo Priato	Harris Park
Mike Phillips	District Row
Lawonda T'Tone	Oak Park Townhomes
Adresse Afero	KC Townhall; MovementKC
Sydney Smith	Palestine Legacy Residences
Darren Storey	Urban America EVE
Beth Harden	KC Townhall
Greg Patterson	Urban America EVE
Jack Reese	KC Townhall
Bridgette Chipkee	Harris Park
Nicole Williams Gregory	25th Street Development Corp
Ms. Clemens	25th Street Development Corp
Edna Dixon	Urban America EVE
John James	Urban America EVE; Urban Neighborhood Initiative
Jack Oliver	Social Impact Tech & Engineering
Chris Woods	National Association of Construction Contractors Cooperative; Social Impact Tech & Engineering
Earl Brown	KC Townhall

At the conclusion of the public testimony Chairman Hardwick thanked everyone for coming out and stated that the Board would be convening soon to make recommendations for which projects they would recommend to the City Council for funding and that the presentations and public testimony would help them in making those decisions.

Vice Chair Patterson Hazley made a motion to adjourn which was seconded by Mr. Bacchus. The Board members voted in the affirmation. The meeting concluded at 8:19 pm.

MINUTES FOR
CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX BOARD

June 13, 2019

Meeting Date:

Thursday, June 13, 2019
10:30 am - 12:00 pm
KC Royals Room
Neighborhoods and Housing Services Department
4400 Blue Parkway
Kansas City, Missouri 64130

Board Members Present:

Herbert Hardwick
Melissa Patterson-Hazley
Keith Brown
Ken Bacchus

Other Parties Represented:

Jennifer Tidwell Housing Division Manager
Galen Beaufort City Attorney
Harrison-Lee Consulting
Dean & Dunn, LLC

Call to Order: Herbert Hardwick called the meeting to order at 10:45 am.

Board Member Ken Bacchus moved that the Board go into closed session pursuant to subsection (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 attorney's; and/or b) sealed proposals related documents or any documents related to a negotiated contract. Board member Patterson-Hazley seconded the motion. Chairman Hardwick called for a roll call vote. Herbert Hardwick, Keith Brown, Ken Bacchus and Melissa Patterson-Hazley voted in the affirmative. The Board went into closed session.

Board Member Bacchus made a motion to reconvene back to open session. Mr. Brown seconded the motion. All Board members voted in the affirmative. Chairman Hardwick made a motion to adjourn which was seconded by Mr. Bacchus. The Board members voted in the affirmation. The meeting concluded at 11:58 am.

MINUTES FOR CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX BOARD

June 20, 2019

Meeting Date:

Thursday, June 20, 2019
11:00 am - 1:30 pm
Human Relations Conference Room, 4th Floor
City Hall, 414 E. 12th Street
Kansas City, Missouri 64106

Board Members Present:

Herbert Hardwick
Melissa Patterson-Hazley (By Phone)
Keith Brown
Ken Bacchus

Other Parties Represented:

Galen Beaufort KCMO Attorney
Jennifer Tidwell Housing Division Manager
KCMO Budget Department
Jerry Hemlick Human Relations Department
Deion Lewis Human Relations Department
Harrison-Lee Consulting
Dean & Dunn, LLC

Call to Order: Chairman Hardwick called the meeting to order at 11:15 am.

Treasures Report: Mark from the City of Kansas City, Missouri's Budget Department to provided a report on the finances of the Board. It is estimated that though April 2020 \$18,685,000 would be available in the account for Round Two. This amount is based on the estimate of \$10.4 million in tax revenue though April 30, 2020 in addition to the \$8,285,000 currently in the CCED account. Commissioner Brown moved to accept the report with Vice Chair Patterson Hazley seconding the motion. The motion was unanimously passed by a roll call vote.

Other Business: Dr. Patterson-Hazley moved "Other Business" up on the agenda, prior to RFP Proposal Review and going into closed session. During Other Business Mr. Jerry Hemlick of the City of Kansas City, Missouri Human Relations Department gave a brief overview of his work as monitor of projects subject to prevailing wage and the setting and monitoring of MBE/WBE goals.

Board Member Ken Bacchus moved that the Board go into closed session pursuant to subsection (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 attorney's; and/or b) sealed proposals related documents or any documents related to a negotiated contract. Board member Brown seconded the motion. Chairman Hardwick called for a roll call vote. Herbert Hardwick, Keith Brown, Ken Bacchus and Melissa Patterson-Hazley voted in the affirmative. The Board went into closed session. Representatives from the Human Relations Department left the meeting at this time.

Board Member Bacchus made a motion to reconvene back to open session. Vice Chair Patterson Hazley seconded the motion. All Board members voted in the affirmative. Chairman Hardwick made a motion to adjourn which was seconded by Mr. Bacchus. The Board members voted in the affirmation. The meeting concluded at 1:22 pm.

MINUTES FOR
CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX BOARD

July 16, 2019

Meeting Date:

Tuesday, July 16, 2019
6:00 pm - 7:30 pm
KC Royals Room
Gregg Klice Community Center
1600 John Buck O'Neil Way
Kansas City, Missouri 64138

Board Members Present:

Herbert Hardwick
Melissa Patterson-Hazley
Keith Brown
Ken Bacchus

Other Parties Represented:

Jennifer Tidwell Housing Division Manager
Harrison-Lee Consulting
Galen Beaufort City Attorney
Dean & Dunn, LLC

Call to Order: Herbert Hardwick called the meeting to order at 6:00pm.

Board Member Ken Bacchus moved that the Board go into closed session pursuant to subsection (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 attorney's; and/or b) sealed proposals related documents or any documents related to a negotiated contract. Board member Patterson-Hazley seconded the motion. Chairman Hardwick called for a roll call vote. Herbert Hardwick, Keith Brown, Ken Bacchus and Melissa Patterson-Hazley voted in the affirmative. The Board went into closed session.

Board Member Bacchus made a motion to reconvene back to open session. Mr. Brown seconded the motion. All Board members voted in the affirmative.

Board Chair Hardwick stated that the Board would announce and vote on the proposals submitted to them.

Announcement of Recommendations for Funding:

Vice Chair Patterson Hazley moved that the economic development project proposed by Prospect Summit Duplexes for construction of 23 units of senior housing near 23rd & Prospect be recommended to the City Council for approval and that it be funded in the amount of \$1,900,000. Board Member Bacchus seconded the motion. Board Members Patterson Hazley, Bacchus and Brown voted yes. Board Chair Hardwick recused himself from the vote.

Board Member Bacchus moved that the economic development project proposed by Linwood Gardens for 32 units of affordable housing units for domestic violence survivors and shared community kitchen and coffee shop at Linwood & Bruce R Watkins Drive be recommended to the City Council for approval and that it be funded in the amount of \$1,150,000. Board member Patterson Hazley seconded the motion. Board members Hardwick, Patterson Hazley, Bacchus and Brown all voted in the affirmative.

Board Member Bacchus moved that the economic development project proposed by Palestine Legacy Residences for development of a new 39 bed assisted living facility at 35th & Prospect be recommended to the City Council for approval and that it be funded in the amount of \$2,288,000. Board Member Brown seconded them motion. Board Members Hardwick, Patterson Hazley, Brown and Bacchus all voted in the affirmative.

Board Member Brown moved that the economic development project proposed by Oak Park Townhouse for Construction of 29 townhouse at 38th & Prospect be recommended to the City Council for approval and that it be funded in the amount of \$2,800,000. Board Member Bacchus seconded the motion. Board Members Patterson Hazley, Bacchus and Brown voted in the affirmative. Board Member Hardwick recused himself.

Board Member Bacchus moved that the economic development project proposed by Urban Neighborhood Initiative for site preparation and infrastructure improvements for 30 units of housing to be constructed in partnership with habitat for Humanity be recommended to the City Council for approval and that it be funded in the amount of \$250,000. Board Member Patterson Hazley seconded the motion. Board Members Hardwick, Patterson Hazley, Bacchus and Brown voted in the affirmative.

Board Member Bacchus moved that the economic development project by KC Town Hall for renovation of an existing building for 4 retail spaces and 3 apartment units at 36th & Indiana be recommended to the City Council for approval and that it be funded in the amount of \$490,539. Vice Chair Patterson Hazley seconded the motion. Board Members Hardwick, Patterson Hazley, Bacchus and Brown voted in the affirmative.

Board Member Bacchus moved that the economic development project proposed by UrbanAmerica EVE, LLC for construction of 36 carriage homes at 21st & Woodland and stabilization of "The Castle" on Vine Street be recommended to the City Council for approval and that it be funded in the amount of \$1,205,231. Board Member Brown

seconded the motion. Board Members Patterson Hazley, Bacchus and Brown voted in the affirmative. Board Member Hardwick recused himself.

Board Member Bacchus moved that the economic development project proposed by UrbanAmerica Southpointe, LLC for pre-construction dollars for mixed-use development at 63rd & Prospect be recommended to the City Council for approval and that it be funded in the amount of \$500,000. Board Member Brown seconded the motion. Board Members Patterson Hazley, Bacchus and Brown voted in the affirmative. Board Member Hardwick recused himself.

Board Chair thanked the public for coming to the meeting and for all who submitted proposals.

Chairman Hardwick made a motion to adjourn which was seconded by Mr. Bacchus. The Board members voted in the affirmation. The meeting concluded at 2:02 pm.