

## **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, December 10, 2019

11:30 pm – 1:30 pm

Neighborhood and Housing Services Department

4400 Blue Parkway

Kansas City, Missouri 64130

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For the purposes of taking up the following matters:

#### **Agenda**

- A. Call to Order
- B. Approval of Minutes
- C. Treasurer's Report
- D. Strategic Plan
- E. Guest
  - a. Coley Williams (Review of Banking Initiatives)
  - b. Jeff Williams (Update on CCED Databook)
- F. Other Business
- G. Adjourn

#### **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.

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

**MINUTES FOR**  
**CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX BOARD**

November 14, 2019

**Meeting Date:**

Tuesday, November 14, 2019  
11:30 am - 1:30 pm  
KC Royals Room  
4400 Blue Parkway  
Kansas City, Missouri 64130

**Board Members Present:**

Dr. Melissa Patterson Hazley  
Mr. Ken Bacchus  
Rev. Keith Brown

**Other Parties Present:**

Jennifer Tidwell Housing Division Manager  
Mark Dapp, City of Kansas City  
Dean & Dunn, LLC  
Cheryl Harrison Lee Consulting

**Call to Order:** Melissa Patterson Hazley called the meeting to order at 11:32am.

**Minutes:** A motion was made to approve the minutes from previous meeting was made by Commissioner Bacchus and seconded by Commissioner Brown. The motion passed.

**Treasure's Report:** Mark Dapp provided the Treasure's report.

**Strategic Plan:** Cheryl Harrison Lee provided an update an overview of the strategic planning process.

**Round 3 RFP Discussion:** Commissioners discussed their desires for Round Three for CCED RFP. Discussion included when the next RFP should take place, whether it should be geographically and or project type specific. Additionally it was stated that it is desirous to coordinate the strategic planning process with the next RFP release so that it may be informed by the strategic plan. Furthermore, it was discussed that some key stakeholders should be invited to the next meeting to further discuss what partnerships might be beneficial to helping to achieve the goals of the Board.

**Adjourn:** Commissioner Bacchus made a motion to adjourn which was seconded by Mr. Brown The Board members voted in the affirmative. The meeting concluded at 12:29 pm.

**Central City Sales Tax Fund 2200**  
**Comparison of Revenues, Expenditures**  
**and Change in Fund Balance**

	<u>Actual</u> <u>FY 2017-18</u>	<u>Actual</u> <u>FY 2018-19</u>	<u>Amended</u> <u>FY 2019-20</u>	<u>Activity to</u> <u>Date<sup>1</sup></u> <u>FY 2019-20</u>	<u>Expenditures</u> <u>to Date<sup>2</sup></u> <u>FY 2019-20</u>
Beginning Fund Balance	\$ -	\$ 4,148,631	\$ 14,729,572	\$ 14,729,572	\$ 14,729,572
<i>Reserve for Encumbrances</i>	-	-	-	-	-
<i>Prior Year Adjustments</i>	-	-	-	-	-
<b>Revenues</b>					
Sales Tax	4,148,631	10,513,302	10,800,000	6,055,580	6,055,580
Miscellaneous Income	-	76,571	-	-	-
<b>Revenues Total</b>	<b>\$4,148,631</b>	<b>\$10,589,873</b>	<b>\$10,800,000</b>	<b>\$6,055,580</b>	<b>\$6,055,580</b>
<b>Expenses</b>					
Wages	\$ -	\$ 7,099	\$ 56,000	\$ 20,865	\$ 20,865
Benefits-Insurance-Health-FICA	-	710	5,600	5,993	5,993
Pension	-	1,065	8,400	2,122	2,122
<i>Salary and Wages Subtotal</i>	-	<i>8,874</i>	<i>70,000</i>	<i>28,980</i>	<i>28,980</i>
<i>Meeting Related Expenses Subtotal</i>	-	<i>58</i>	-	<i>303</i>	<i>303</i>
Community Builders of Kansas City (Round 1)	-	-	627,785	627,785	299,780
Emanuel Family & Child Development (Round 1)	-	-	725,000	725,000	623,926
Linwood Shopping Square (Round 1)	-	-	2,389,146	2,389,146	2,389,149
Ivanhoe Neighborhood Council (Round 1)	-	-	933,840	933,840	-
MACPEN Enterprise (Round 1)	-	-	1,000,000	1,000,000	-
National Assoc of Construction Cooperatives (Round 1)	-	-	215,000	215,000	-
Neighbors United (Round 1)	-	-	205,951	205,951	-
			Round 1 Funding Subtotal:	6,096,722	6,096,722
					3,312,855
Urban America Southpointe, LLC (Round 2 Recommendation)	-	-	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	-
Urban Neighborhood Initiative (Round 2 Recommendation)	-	-	250,000	250,000	-
Oak Park Neighborhood Association (Round 2 Recommendation)	-	-	2,800,000	2,800,000	-
Linwood Gardens (Round 2 Recommendation)	-	-	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	-
			Round 2 Funding Subtotal:	10,691,631	10,691,631
					-
<i>Projects Recommended for Funding Subtotal</i>	-	-	<i>16,788,353</i>	<i>16,788,353</i>	<i>3,312,855</i>
Dean & Dunn Consultant Services	-	-	312,000	156,000	61,200
Harrison-Lee Consultant Services	-	-	364,800	182,400	116,423
<i>Consulting Services Subtotal</i>	-	-	<i>676,800</i>	<i>338,400</i>	<i>177,623</i>
<b>Expenses Total</b>	<b>\$0</b>	<b>\$8,932</b>	<b>\$17,535,153</b>	<b>\$17,156,036</b>	<b>\$3,519,761</b>
<b>Surplus (Deficit)</b>	<b>\$4,148,631</b>	<b>\$10,580,941</b>	<b>(\$6,735,153)</b>	<b>(\$11,100,456)</b>	<b>\$2,535,819</b>
<b>Ending Fund Balance</b>	<b>\$4,148,631</b>	<b>\$14,729,572</b>	<b>\$7,994,419</b>	<b>\$3,629,116</b>	<b>\$17,265,391</b>

**Footnotes:**

1. Prepared December 4, 2019; reflects actual FY 20 revenue. Committed expenditures and encumbrances.
2. Prepared December 4, 2019, reflects actual FY 20 revenue and expenditures.

## CCED Project Summary - Round 2

10-Dec-19

Project	Ordinance	Project Summary	Type	CCED Allocation	Project Budget	Contract Status
<b>City Planning and Development</b>						
Urban America Southpointe, LLC	190656	Pre-development expenses for the construction of office space, retail, hospitality, multi-family residential and parking in the 63rd Street and Prospect Avenue area	Catalytic	\$500,000	\$180,259,034	Initial discussions were held with applicant and its attorney. The applicant will provide the City with a revised proposal that does not include retail development in the proposed project. When that proposal is received and approved, the City can proceed with discussion on a funding agreement.
Urban America – KC EVE, LLC	190644	Redevelopment of the historical Kansas City Castle Building and construction 36 net zero cottage style homes in the South Vine Street Corridor	Catalytic	\$1,205,231	\$21,947,664	Initial discussions were held between CCED, applicant and attorney. Applicant will provide CCED with scope of work, budget and schedule. When that information is received and approved, CCED can proceed with funding agreement.
KC Town Hall	190649	Redevelopment of abandoned building, at Indiana Avenue and 36th Street to provide restaurant, restaurant incubator and 3 apartments for families earning 30% or less of median income.	Single Family / Residential	\$490,539	\$680,169	City has requested information pertaining to retail component, contractual obligations, project budget and non-CCED funding. Applicant has been nonresponsive. A letter was sent summarizing conversation. The applicant is looking into obtaining 501c3 status to incorporate the restaurant which could take a couple of months.
<b>Neighborhoods and Housing Services</b>						
Urban Neighborhood Initiative	190651	Site work and infrastructure related to the new construction of 30 single-family homes, in partnership with Habitat for Humanity.	Single Family / Residential	\$250,000	\$1,731,600	CCED has met with applicant to identify parcels. Applicant submitted additional proposals to other funding sources for construction cost. Habitat for Humanity is currently working on new two story single family designs that fit their cost models and planning their construction schedule for their upcoming fiscal year. (July 2020).
Oak Park Neighborhood Association	190652	Equity funding to support the development of 29 units of affordable housing at 38th Street and Prospect Avenue	Multi-Family Residential	\$2,800,000	\$1,392,108	Applicant is planning to submit an application for 4% LIHTC with MHDC within the next four months. The complete funding package is required prior to proceeding with funding agreement.
Linwood Garden	190653	Equity funding to develop 32 units of affordable housing, a community shared use kitchen, coffee shop and exterior shelter near Linwood and Bruce Watkins Drive	Multi-Family Residential	\$1,150,000	\$7,617,968	Project commenced prior to obtaining final approval from CCED. Applicant is requesting a change in scope. Contract is being written on the kitchen renovation package.
Prospect Summit Duplexes	190662	Joint venture partnership, including the nonprofit Mt. Pleasant EDC, for the construction of 23 townhomes for rent in the 22nd/23rd and Prospect Avenue area.	Multi-Family Residential	\$1,900,000	\$5,653,625	Applicant applied for 4% LIHTC. MHDC published a preliminary recommendation granting the project \$208,034 - Federal 4% Tax Credits and \$ 1,100,000 HOME funds. The final decision is expected the end of December. CCED has met with applicant and provide them with a list of documentation needed to proceed with funding agreement.
Palestine Economic Dev. Corp	190650	Equity funding to support the construction of a 39 unit assisted living facility at 35th Street and Prospect Avenue.	Multi-Family Residential	\$2,299,008	\$5,735,008	Applicant is in the process of assembling property associated with site and finalizing funding sources. Once assemblage is finished, the City will proceed to negotiating funding contract.
Neighborhoods United	190663	This amount will be added to the \$205,951.00 previously awarded in Round 1.	Single Family/ Residential	\$107,853	\$1,392,108	Update on Round 1 spreadsheet.

CCED Project Summary - Round 1						
10-Dec-19						
Project	Ordinance	Project Summary	Type	CCED Allocation	Project Budget	Contract Status
<b>City Planning and Development</b>						
Linwood Shopping Square	190004	Renovation of Retail Shopping Center	Catalytic	\$2,389,146	\$8,592,000	The Linwood Square project has funding from two City sources: Central City Economic Development Sales Tax funds (\$2,389,149) and PIAC funds (\$352,000). The CCED funds have been disbursed through the TIF Commission along with other sources of funds for the shopping center renovation. Construction has commenced.
MACPEN Enterprise	190008	Construction of Child Care Center with Services	Catalytic	\$1,000,000	\$3,249,750	Applicant requested a delay to complete process for tax abatement with LCRA. Construction on the project must wait until he receives approval from the LCRA which could take another 2 months; the City can enter into a contract with MacPen immediately thereafter. An escrow agreement has been agreed upon by all parties
<b>Neighborhoods and Housing Services</b>						
Community Builders of Kansas City	190005	Renovation of Entrepreneur Space at 5008 Prospect	Catalytic	\$627,785	\$752,785	Contract has been signed by all parties. The construction project has been completed by the applicant. Applicant is working with HRD to ensure compliance. The CCED award includes coordinating a loan payout with the bank. Loan payout has been executed.
Emmanuel Family & Child Development	190006	Construction of Child care Center with Services	Multi-Family Residential	\$725,000	\$7,309,387	CCED has met with applicant to identify parcels. Applicant submitted additional proposals to other funding sources for construction cost. Habitat for Humanity is currently working on new two story single family designs that fit their cost models and planning their construction schedule for their upcoming fiscal year. (July 2020).
Ivanhoe Neighborhood Council	190007	Construction of Housing for Low Income Seniors	Multi-Family Residential	\$933,840	\$1,800,140	Project will be funded through HOME and CCED Funds. The contract has been prepared and being reviewed by the legal department. The project bids were over budget so applicant will need to rebid the project. HOME Funds have been approved by HUD.
National Assoc. of Construction Coop	190009	Rehabilitation of Homes for Homeownership	Residential	\$215,000	\$4,000,000	Project commenced prior to obtaining final approval from CCED. Applicant is requesting a change in scope. Contract is being written on the kitchen renovation package.
Neighborhoods United	109910	Rehabilitation of Homes for Disabled Veterans	Residential	\$313,804	\$1,392,108	Applicant applied for 4% LIHTC. MHDC published a preliminary recommendation granting the project \$208,034 - Federal 4% Tax Credits and \$ 1,100,000 HOME funds. The final decision is expected the end of December. CCED has met with applicant and provide them with a list of documentation needed to proceed with funding agreement.