



**KANSAS CITY
MISSOURI**

Central City Economic Development Sales Tax Round VII Recommendations

June 10th, 2025

Prepared for

Neighborhood Planning and Development Committee



What is the Central City Economic Development Sales Tax Strategic Plan?

Guidance provided by Ordinance 190738

PRIORITIES:

- Prioritize funding for construction of mixed-income housing of various types
- Implement a blight and clearance initiative and redevelop formally blighted parcels for new housing
- Prioritize funding of housing proposals for construction of new housing and the preservation of owner-occupied housing, and
- Preserve existing rental housing as appropriate

Who is the CCED Board?

- Steven Anthony, Former Chair
- Matthew Oates, Vice-Chair
- Jon Otto, Secretary
- Kenneth Bacchus
- Anthony Williams

Note: Dan Cranshaw, Newly Appointed Chair as of May 20, 2025

For Round VII, the board was supported by City staff, Economic Development Corporation of Kansas City (EDCKC), and SB Friedman Development Advisors

Considerations that guided evaluation of applications

Satisfying ordinance requirements

- Effect on the city's long-term strategic plans for the impacted community.
- Meeting priorities.

Eligible Activities

- Eligible activities must be consistent with objectives of Strategic goal 2.

Project readiness

- Do they have site control?
- How far along are they in raising funds? Have they secured other non-City funds?

Creativity/innovation

- Number of affordable units produced per dollar and level of affordability.

Overview of applications received

- 25 applications were received by the deadline (April 2, 2025), requesting a total of \$46,310,616.00 across the four categories specified in the CCED Strategic Plan listed in the RFP.
- 88 % of all applications received were in the 3rd District.
 - 3 applications were for projects in the 5th District.
- The Board voted unanimously on every project included in this recommendation.

Economic Impact from Board Recommendations

Guidance provided by Ordinance 190738

- 674 residential units
- 383 affordable units
- 1,426 estimated construction jobs created
- 379 estimated permanent jobs created post construction

Recommended Projects

Total CCED funding recommendation	\$19,026,782.00*
Number of projects	15
Total number of units across projects	674
Number of affordable units across projects	383
Average CCED investment per unit	\$17,069.63

Note: CCED funds account for 5.5% of total budget for all projects recommended (\$342,706,200.00)

*41% of total requested funds (\$46,310,616.00)

Recommended projects by category

	Blight Elimination	Affordable Housing
Funds allocated	\$10,483,766	\$8,543,016.00
Projects supported	10	5
Affordable units created or preserved	0	383

Parade Park Homes Redevelopment

Affordable Housing Creation

Redevelopment of Parade Park and creation of 480 mixed-income housing units.

Applicant Organization	Twelfth Street Heritage Development Corporation				
Location	1903 E 15 th Terrace				
Council District	3 rd				
Total units	480				
Total restricted units	240				
Total budget	\$149,679,218.00	Affordability Breakdown			
Recommended allocation	\$5,000,000.00 (3.3%)				
CCED investment per unit	\$10,416.66				
		Units at <30% AMI	Units at <60% AMI	Units at <80% AMI	Unrestricted Units
		N/A	42	198	240

BT Wheatley Townhomes

Blight Elimination

Construction of the AdHoc Center for Healing and Justice

Applicant Organization	SeLyricSky Neighborhood Initiative				
Location	19 th & Montgall				
Council District	3 rd				
Total units	16				
Total restricted units	16				
Total budget	\$6,544,130.00	Affordability Breakdown			
Recommended allocation	\$1,825,130.00 (27.8%)				
CCED investment per unit	\$114,070.62				
		Units at <30% AMI	Units at <60% AMI	Units at <80% AMI	Units at <100% AMI
		N/A	N/A	4	12

21 Vine Live+Work

Blight Elimination

Construction of 5 live+work townhomes units.

Applicant Organization	TAG Development LLC				
Location	2033 Vine Street				
Council District	3rd				
Total units	5				
Total restricted units	0				
Total budget	\$2,871,920.00	Affordability Breakdown			
Recommended allocation	\$850,000.00 (29.5%)				
CCED investment per unit	\$170,000.00				
		Units at <30% AMI	Units at <60% AMI	Units at <80% AMI	Units at <100% AMI
		N/A	N/A	N/A	N/A

Hope Center Infill Housing

Affordable Housing Creation

Construction of 21 workforce housing units

Applicant Organization	Hope Center				
Location	33 rd and Chestnut				
Council District	3 rd				
Total units	21				
Total restricted units	21				
Total budget	\$8,014,973	Affordability Breakdown			
Recommended allocation	\$1,909,373 (23.8%)				
CCED investment per unit	\$90,922.52				
		Units at <30% AMI	Units at <60% AMI	Units at <80% AMI	Units at <100% AMI
		N/A	N/A	21	N/A

2534 Prospect Project

PROGRAM/PROJECT

Creation of community space, offices, and services for youth

Applicant Organization	Blaque												
Location	2534 Prospect Ave												
Council District	3rd												
Total units	N/A												
Total restricted units	N/A												
Total budget	\$1,375,150.00	Affordability Breakdown <table><tr><th>Units at <30% AMI</th><th>Units at <60% AMI</th><th>Units at <80% AMI</th><th>Units at <100% AMI</th></tr><tr><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td></tr></table>				Units at <30% AMI	Units at <60% AMI	Units at <80% AMI	Units at <100% AMI	N/A	N/A	N/A	N/A
Units at <30% AMI	Units at <60% AMI					Units at <80% AMI	Units at <100% AMI						
N/A	N/A					N/A	N/A						
Recommended allocation	\$618,817.00 (44.9%)												
CCED investment per unit	N/A	N/A	N/A	N/A	N/A								

Prairie Style Two Flat Renovation

Blight Elimination

Renovate and upgrade existing blighted property

Applicant Organization	Eratage Community Creators				
Location	1609 E 55 th St				
Council District	5th				
Total units	2				
Total restricted units	0				
Total budget	\$637,303.00	Affordability Breakdown			
Recommended allocation	\$286,787.00 (45%)				
CCED investment per unit	\$143,393.50				
		Units at <30% AMI	Units at <60% AMI	Units at <80% AMI	Units at <100% AMI
		N/A	N/A	N/A	N/A

Ageless Adventures, LLC

PROGRAM/PROJECT

Construction of daytime respite care and social services center

Applicant Organization	MacPen Enterprises, LLC				
Location	2121 Prospect Ave				
Council District	3rd				
Total units	N/A				
Total restricted units	N/A				
Total budget	\$928,500.00	Affordability Breakdown			
Recommended allocation	\$427,000.00 (45.9%)				
CCED investment per unit	N/A				
		Units at <30% AMI	Units at <60% AMI	Units at <80% AMI	Units at <100% AMI
		N/A	N/A	N/A	N/A

The Historic Boone Theater

Blight Elimination

Renovation and creation of State-of-the-Art Cultural Technology Hub

Applicant Organization	Vine Street Collaborative LLC				
Location	1701 E 18 th Street				
Council District	3rd				
Total units	N/A				
Total restricted units	N/A				
Total budget	\$10,106,315.00	Affordability Breakdown			
Recommended allocation	\$1,376,032.00 (13.6%)				
CCED investment per unit	N/A				
		Units at <30% AMI	Units at <60% AMI	Units at <80% AMI	Units at <100% AMI
		N/A	N/A	N/A	N/A

Incarceration and Health Diversion Program

PROGRAM/PROJECT

Creation of Inpatient Diversion Program

Applicant Organization	Swope Health Services				
Location	2715 Swope Parkway				
Council District	3rd				
Total units	N/A				
Total restricted units	N/A				
Total budget	\$3,200,000.00	Affordability Breakdown			
Recommended allocation	\$500,000.00 (15.6%)				
CCED investment per unit	N/A				
		Units at <30% AMI	Units at <60% AMI	Units at <80% AMI	Units at <100% AMI
		N/A	N/A	N/A	N/A

The Residences at Overlook

Blight Elimination

Construction of mixed-income housing units

Applicant Organization	Community Builders of Kansas City				
Location	4816 Agnes				
Council District	3rd				
Total units	146				
Total restricted units	102				
Total budget	\$70,398,156.00	Affordability Breakdown			
Recommended allocation	\$1,000,000.00 (1.4%)				
CCED investment per unit	\$6,849.31				
		Units at <30% AMI	Units at <60% AMI	Units at <80% AMI	Units at <100% AMI
		N/A	N/A	N/A	102

Satchel's House

Blight Elimination

Creation of Satchel's House Museum

Applicant Organization	Leroy Satchel Paige Family Home Corp, Inc				
Location	2626 E 28th				
Council District	3rd				
Total units	N/A				
Total restricted units	N/A				
Total budget	\$5,750,000.00	Affordability Breakdown			
Recommended allocation	\$1,000,000.00 (17.3%)				
CCED investment per unit	N/A				
		Units at <30% AMI	Units at <60% AMI	Units at <80% AMI	Units at <100% AMI
		N/A	N/A	N/A	N/A

Jazzonian Hotel

Blight Elimination

Creation of the Jazzonian Hotel and Event Center

Applicant Organization	Kansas City Business Center for Entrepreneurial Development
Location	2001 Vine Street
Council District	3rd
Total units	N/A
Total restricted units	N/A
Total budget	\$31,491,925.00
Recommended allocation	\$1,000,000.00 (3.1%)
CCED investment per unit	N/A

Affordability Breakdown

Units at <30% AMI	Units at <60% AMI	Units at <80% AMI	Units at <100% AMI
N/A	N/A	N/A	N/A

SouthPointe at 63rd

Blight Elimination

Construction of Hyatt Studio Hotel

Applicant Organization	SouthPointe, LLC				
Location	6101-6141 Prospect Ave				
Council District	5th				
Total units	N/A				
Total restricted units	N/A				
Affordability Breakdown					
Total budget	\$32,164,252.00	Units at <30% AMI	Units at <60% AMI	Units at <80% AMI	Units at <100% AMI
Recommended allocation	\$1,600,000.00 (4.9%)				
CCED investment per unit	N/A	N/A	N/A	N/A	N/A

Emelda Duplexes

Affordable Housing Creation

Construction of the AdHoc Center for Healing and Justice

Applicant Organization	Sparrow Community Development Corporation				
Location	3401-3407 Paseo Blvd				
Council District	3rd				
Total units	4				
Total restricted units	4				
Total budget	\$1,407,753.00	Affordability Breakdown			
Recommended allocation	\$633,643.00 (45%)				
CCED investment per unit	\$158,410.75				
		Units at <30% AMI	Units at <60% AMI	Units at <80% AMI	Units at <100% AMI
		N/A	2	2	N/A

Lineage Distribution Center

PROGRAM/PROJECT

Creation of light industrial for outsourcing, logistics, and distribution

Applicant Organization	Lineage Properties Missouri, LLC				
Location	3510 Prospect Ave				
Council District	3rd				
Total units	N/A				
Total restricted units	N/A				
Total budget	\$18,136,605.00	Affordability Breakdown			
Recommended allocation	\$1,000,000.00 (5.5%)				
CCED investment per unit	N/A				
		Units at <30% AMI	Units at <60% AMI	Units at <80% AMI	Units at <100% AMI
		N/A	N/A	N/A	N/A



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