

**From:** [Adrain Howard](#)  
**To:** [Winklaar-Kirkwood, Sherise](#)  
**Subject:** Re: Jamestown  
**Date:** Tuesday, September 10, 2024 9:26:13 AM  
**Attachments:** [image001.jpg](#)

---

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

---

Hey I am on the golf course in Kennett Missouri . They have horrible reception. I may not be able to make it to the meeting. See letter below if I am unable to get on. I will share that the primary reason we were not able to get to contract is found Pro forma. We ask the developer to change a couple of things and he was not willing to do that. The Pro forma provided no guarantees for the church while providing guarantees for his three shell companies. No one is above the church and he was trying to take more than his fair share. Never met Andrea Dorch wouldn't approve guarantee for 75 thousand dollars with no work product provided. Bottom line is that I would have had to leverage everything with no returns. I have had several independent developers look at the deal and all concluded it was a bad deal for the church. I do appreciate CCED for her support in this matter. Would like to pivot and start investing in church. Presently written the ordinance can't support this so we are willing to return funding. Thanks.

Dear CCED Board, City of Kansas City Housing Department,

Due to unforeseen circumstances, the New Rising Start Missionary Baptist Church has determined that it is best to reorganize our Jamestown Development project into three phases. The reorganization will focus on the following: Phase 1 - Adaptive Use of the New Rising Star Missionary Baptist Church building; Phase 2- 3 Duplexes on 43<sup>rd</sup> Street; and Phase 3 – 9 Duplexes in the 4300 block of Montgall and Chestnut.

Phasing the project in this manner will make it more feasible to raise funding for construction. We are extremely grateful that the CCED Board and City of Kansas City believe in the project as evidenced by an award of \$ \_\_\_\_\_ from CCED Round 5 funding. We understand that the funding as authenticated by Ordinance \_\_\_\_\_ is for the construction of 12 Duplexes. As such, we are returning the funding and will seek funding in the future as each phase is designed and approved through the City Planning Department.

We appreciate and thank you for your unwavering commitment to housing and economic development in neighborhoods across the 3<sup>rd</sup> District.

Sincerely,

Pastor Ardian Howard.

On Mon, Sep 9, 2024 at 1:58 PM Adrain Howard <[adrainmhoward@gmail.com](mailto:adrainmhoward@gmail.com)> wrote:  
| I will be attending the meeting.

On Mon, Sep 9, 2024 at 1:06 PM Winklaar-Kirkwood, Sherise <[Sherise.Winklaar-Kirkwood@kcmo.org](mailto:Sherise.Winklaar-Kirkwood@kcmo.org)> wrote:

Good afternoon,

Attached is the agenda and zoom link for CCED board meeting scheduled for tomorrow September 10<sup>th</sup> at 12:15pm. Kindly have a representative present to answer questions the board members may have regarding your project not contracting within 12 months.



**Sherise Winklaar Kirkwood**

**Administrative Officer**

**Housing and Community Development  
Department**

**City of Kansas City, Mo.**

414 East 12<sup>th</sup> Street, 24<sup>th</sup> Floor

Kansas City, MO 64106

Email: [sherise.winklaar-kirkwood@kcmo.org](mailto:sherise.winklaar-kirkwood@kcmo.org)

Phone: 816-513-3453

Fax: 816-513-4595

[Subscribe to stay updated on the latest news](#) from  
Housing and Community Development

---

**From:** Winklaar-Kirkwood, Sherise

**Sent:** Thursday, August 8, 2024 11:27 AM

**To:** Adrain Howard <[adrainmhoward@gmail.com](mailto:adrainmhoward@gmail.com)>

**Cc:** Lewis, Dion <[Dion.Lewis@kcmo.org](mailto:Dion.Lewis@kcmo.org)>

**Subject:** FW: Jamestown

Good morning,

CCED board has requested a representative from your organization to be present at the September 10<sup>th</sup> board meeting to answer the following questions, not August 13<sup>th</sup>.

1. Specific reason for not meeting the CCED 12 months contracting policy.
2. Challenges or obstacles that have prevented the contracting for your award.
3. The current status of your project and any steps being taken to move forward with the contracting process.
4. A proposed timeline for when you anticipate entering into a contract for the grant.
5. An updated project timeline.

September 10<sup>th</sup> at 12:15pm virtually <https://us06web.zoom.us/j/84714031629?pwd=oOsbgw6T34AzXxKarAORe8t7isvoj7.1>



**Sherise Winklaar Kirkwood**

**Administrative Officer**

**Housing and Community Development  
Department**

**City of Kansas City, Mo.**

414 East 12<sup>th</sup> Street, 24<sup>th</sup> Floor

Kansas City, MO 64106

Email: [sherise.winklaar-kirkwood@kcmo.org](mailto:sherise.winklaar-kirkwood@kcmo.org)

Phone: 816-513-3453

Fax: 816-513-4595

[Subscribe to stay updated on the latest news](#) from  
Housing and Community Development

---

**From:** Winklaar-Kirkwood, Sherise  
**Sent:** Tuesday, August 6, 2024 12:32 PM  
**To:** Adrain Howard <[adrainmhoward@gmail.com](mailto:adrainmhoward@gmail.com)>; [Nailah@accomak.com](mailto:Nailah@accomak.com)  
**Cc:** Lewis, Dion <[Dion.Lewis@kcmo.org](mailto:Dion.Lewis@kcmo.org)>  
**Subject:** Jamestown

Good morning,

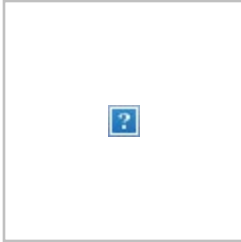
On May 11<sup>th</sup> 2023, New Rising Star Missionary Baptist Church was awarded funding in the amount of \$836,049 for the purpose of constructing affordable housing development located at 2701 E 43<sup>rd</sup> Street (Ordinance 230367). Your organization has not enter into contract for the awarded CCED funds within the stipulated 12-month period following the award date. [Section 74-12 of the city's Code of Ordinances](#) requires all incentivized projects substantially complete within three years of the incentive approval date. If more than 20% of the total residential units provided in a project has qualify as affordable housing, the timeline for substantial completion is extended from three years to five years.

The CCED Board is committed to its strategic plan that includes fostering and maintaining diverse and sustainable neighborhoods. In line with this commitment and support of economic development, the Board has requested a representative from your organization plan to be present at the CCED board meeting on August 13<sup>th</sup> at 12:15pm virtually <https://us06web.zoom.us/j/84714031629?pwd=oOsbqw6T34AzXxKarAORe8t7isvoj7.1>

Kindly be prepared to address the following but not limited to:

1. Specific reason for not meeting the CCED 12 months contracting policy.
2. Challenges or obstacles that have prevented the contracting for your award.
3. The current status of your project and any steps being taken to move forward with the contracting process.
4. A proposed timeline for when you anticipate entering into a contract for the grant.
5. An updated project timeline.

Thank you for your immediate attention to this matter and let me know if you have questions.



**Sherise Winklaar Kirkwood**

**Administrative Officer**

**Housing and Community Development  
Department**

**City of Kansas City, Mo.**

414 East 12<sup>th</sup> Street, 24<sup>th</sup> Floor

Kansas City, MO 64106

Email: [sherise.winklaar-kirkwood@kcmo.org](mailto:sherise.winklaar-kirkwood@kcmo.org)

Phone: 816-513-3453

Fax: 816-513-4595

[Subscribe to stay updated on the latest news](#) from  
Housing and Community Development



**Sherise Winklaar Kirkwood**

**Administrative Officer**

**Housing and Community Development  
Department**

**City of Kansas City, Mo.**

414 East 12<sup>th</sup> Street, 24<sup>th</sup> Floor

Kansas City, MO 64106

Email: [sherise.winklaar-kirkwood@kcmo.org](mailto:sherise.winklaar-kirkwood@kcmo.org)

Phone: 816-513-3453

Fax: 816-513-4595

[Subscribe to stay updated on the latest news](#) from  
Housing and Community Development