



**CITY OF BELTON
CITY COUNCIL
WORK SESSION AND SPECIAL MEETING
TUESDAY, AUGUST 1, 2017 – 7:00 P.M.
CITY HALL ANNEX
520 MAIN STREET
AGENDA**

- I. CALL WORK SESSION TO ORDER
- II. ITEMS FOR REVIEW AND DISCUSSION
 - A. Discussion About Health Insurance for Elected Officials
 - B. Review of Possible Letter of Support for Senior Living Project in the Traditions Subdivision
- Page 3
- C. Other Business
- III. ADJOURN WORK SESSION
- IV. CALL SPECIAL MEETING TO ORDER
- V. ROLL CALL
- VI. Motion to enter Executive Session to discuss matters pertaining to the hiring, firing, disciplining or promotion of personnel, according to Missouri Statute 610.021.3 and that the record be closed.
- VII. ADJOURN

SECTION II
B



**CITY OF BELTON
CITY COUNCIL INFORMATION FORM**

AGENDA DATE: August 1, 2017

DIVISION: Community & Economic Development

COUNCIL: Regular Meeting Work Session Special Session

<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Consent Item	<input type="checkbox"/> Change Order	<input checked="" type="checkbox"/> Motion
<input type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> FYI/Update	<input type="checkbox"/> Presentation	<input type="checkbox"/> Both Readings

ISSUE/RECOMMENDATION:

Sallee Development is proposing to construct a 32 unit Senior Living project in the Traditions subdivision adjacent to Mullen Road. The proposal to construct Traditions Villas will be an age restricted development for seniors age 55 and over. Sallee is requesting a Letter of Support to accompany their application for Low Income Housing Tax Credits to the Missouri Housing Development Commission. The applications are submitted in late Fall of 2017 with award announcements expected in December of 2017 or January 2018. The Sallee Development Team will be making a formal presentation before the City Council in regard to this request.

PROPOSED CITY COUNCIL MOTION:

None at this time. However, if the project is favorably received, the Development Team will ask for a Resolution and a Letter of Support to be sent to the Missouri Housing Development Commission on behalf of the project.

BACKGROUND:

The Sallee Development Team has enclosed a packet of information along with the City Council Information sheet that includes an introductory letter, a sample support letter, a brief overview of the project, a proposed site plan, elevations of the project, and resumes for the Development Team.

If the application is approved by the Missouri Housing Development Commission, the project will be formally presented and reviewed before the Planning Commission and the City Council in the Spring of 2018.

IMPACT/ANALYSIS: N/A

STAFF RECOMMENDATION, ACTION, AND DATE:

None at this time.

LIST OF REFERENCE DOCUMENTS ATTACHED:

Packet following this communication sheet.



City of Belton
VIA email

Dear City Leaders:

Sallee Development, one of the most solid and reputable developers from the Greater Kansas City Area, is proposing a newly constructed affordable Senior Development to the Missouri Housing Development Commission (MHDC) for the successful award of state and federal housing tax credits. The proposal to build Traditions Villas, a community for seniors age 55 and older in Belton, MO, is a very exciting opportunity for the senior citizens of your community. We are reaching out to you today on behalf of Sallee Development to request your support for this proposed community. The ability to receive a successful award of funding is due in large part to the support of city leaders.

In 1989 after a career as a structural engineer, Randy Sallee ventured out to create what is Sallee Development today. Sallee is committed to offering a finished product that their team is proud to put their name on and the community is proud to receive.

The Traditions Villas community will provide exceptional housing with opportunities and services that allow senior residents to gracefully and comfortably age in place. The development team projects affordable rents to be in the range of \$430 - \$495 for a newly constructed, spacious, two-bedroom villa. The 36 unit, garden level villas will feature cement siding and trim, Energy Star windows, and eye-catching stone veneer. This community will have covered patios at both the front and rear to encourage neighborhood fellowship and patio gardening. The residents will not only feel at home but they will be at home with many other beautiful touches. Upon entry, residents will find the floor plan to be most accommodating in their two-bedroom villa. The full bath is in equal distance from each room making for ease of everyday use. The bedrooms are soundly separated by the full-bath which allows for a quiet and private setting for each resident or guest. The kitchen will have a space saving layout in close proximity to the laundry area and dining room which will allow for short distances between routinely visited areas throughout the villa. Each villa will be furnished with laundry equipment at no additional cost to the resident!

Please accept this request for support of Traditions! Villas. As previously stated, it is a highly competitive process to receive funding necessary to make these plans come to fruition and without the support of Belton's city leaders this senior development will not be possible. It takes the show of support from local leaders like you to make our application stand out above the competition. I have taken the liberty of attaching a sample letter for your use or reference but I encourage you to write your own letter if the sample does not represent your support effectively. **Please address the letter to the recipient noted on the sample enclosed but mail the letter to my office at 16284 Westwoods Business Park, Ellisville, MO 63021.**

Should you have any questions please contact me at 636-527-2003 or by email mhahn@hrmservices.org.

Sincerely,

Debra Giffin

(Place support letter on your letterhead)

July 27, 2017

Mr. Kip Stetzler
Executive Director
Missouri Housing Development Commission (MHDC)
920 Main, Suite 1400
Kansas City, MO 64105

RE: Low-Income Housing Tax Credit Application for Belton, MO

Mr. Stetzler,

Please accept this letter as formal notification of my full support for Sallee Homes, Inc. in applying for their low-income tax credit application to the Missouri Housing Development Commission.

As Mayor of the City of Belton I want to pledge my full support of this developer's desire to build quality affordable housing in Belton, MO. The addition of 32 senior apartments in our community is greatly needed. This would be an excellent use of federal and state and other available resources. Upon completion, this property will be a valuable asset to the neighborhood and increase the supply of much need affordable senior housing in our area.

Your favorable consideration of funding this application would help to meet a growing need for affordable housing in our community. I appreciate your attention to the needs of Belton, MO.

Sincerely,

(Signature)

Traditions Senior Villas

- Brief narrative of the project
 - Traditions Villas will provide exceptional housing with opportunities and services that allow senior residents **age 55 and older** to gracefully and comfortably age in place. Senior residents will not only feel at home but they will be at home for many years to come.
 - The projected **construction costs will be \$4,500,000** and an additional \$1,800,000 in professional fees and contingency reserves for a **total development cost of \$6,300,000**
- Proposed site plan **Appendix A**
 - The site plan is a mix of **two 4-plex and four 6-plex garden level residential buildings** and a community building which will include onsite management and maintenance staff offices and community gathering space. Additional features include ample green space and 54 parking spaces .
- Projected rents
 - The development team projects affordable rents to be in the range of \$430 - \$495 for a newly constructed, spacious, two-bedroom villa.
- Elevations including detail material descriptions **Appendix B**
 - The 36 unit, single story buildings will feature cement siding and trim, Energy Star windows, and eye-catching stone veneer. This property will be designed with National Green Building Standard Design Review. There will be covered patios at both the front and rear to encourage neighborhood fellowship and patio gardening.
- Floor plans of the units
 - The floorplans will offer a front porch and back patio, living area, dining area, bathroom centrally located, modern kitchen with full refrigerator, oven, range and fully equipped laundry area, two spacious bedrooms with ample closet space.
- Amenities
 - Garden level buildings for ease of access for senior residents in all stages of mobility, fully equipped kitchens and laundry rooms, energy efficiency, water/sewer/trash paid by owner, community gathering space, onsite management staff, and 54 parking spaces available for off-street parking.
- Development team profile and experience
 - Resumes attached **Appendix C**
 - Sallee Development – Developer
 - Pete Ramsel- Investor Representative
 - HRM Services –Deb Giffin - Consultant and Property Manager
 - Wallace Architects –Randy Porter - Architect
 - Engineering Solutions - Matt Schlicht - Engineer
- Sales at the Traditions/enhancing the overall development
 - This community will complement the growing development in the area perfectly. It will not interfere with homes being built for families because it is catering to seniors that are entering retirement years and prefer maintenance free living. The residents of the Villas will likely be the senior relatives of those families purchasing in neighboring single family home developments.
 - There is a proven need for affordable senior housing in Belton. Citizens want to remain in the community they call home. Traditions Villas is located only 3 blocks from the

Traditions Senior Villas

main thoroughfare which takes you to everything in town including all of the local conveniences. The city zoning perspective fits nicely. It's all about housing the people in the community. Traditions Villas will offer something perfectly designed that is new and accessible for the people that need it most.

APPENDIX A



(2) 4-PLEX BUILDINGS = (8) 2-BR APTS.
 (4) 6-PLEX BUILDINGS = (24) 2-BR APTS.
 (2) ACCESSIBLE APTS.
 TOTAL = (32) 2-BR APTS.

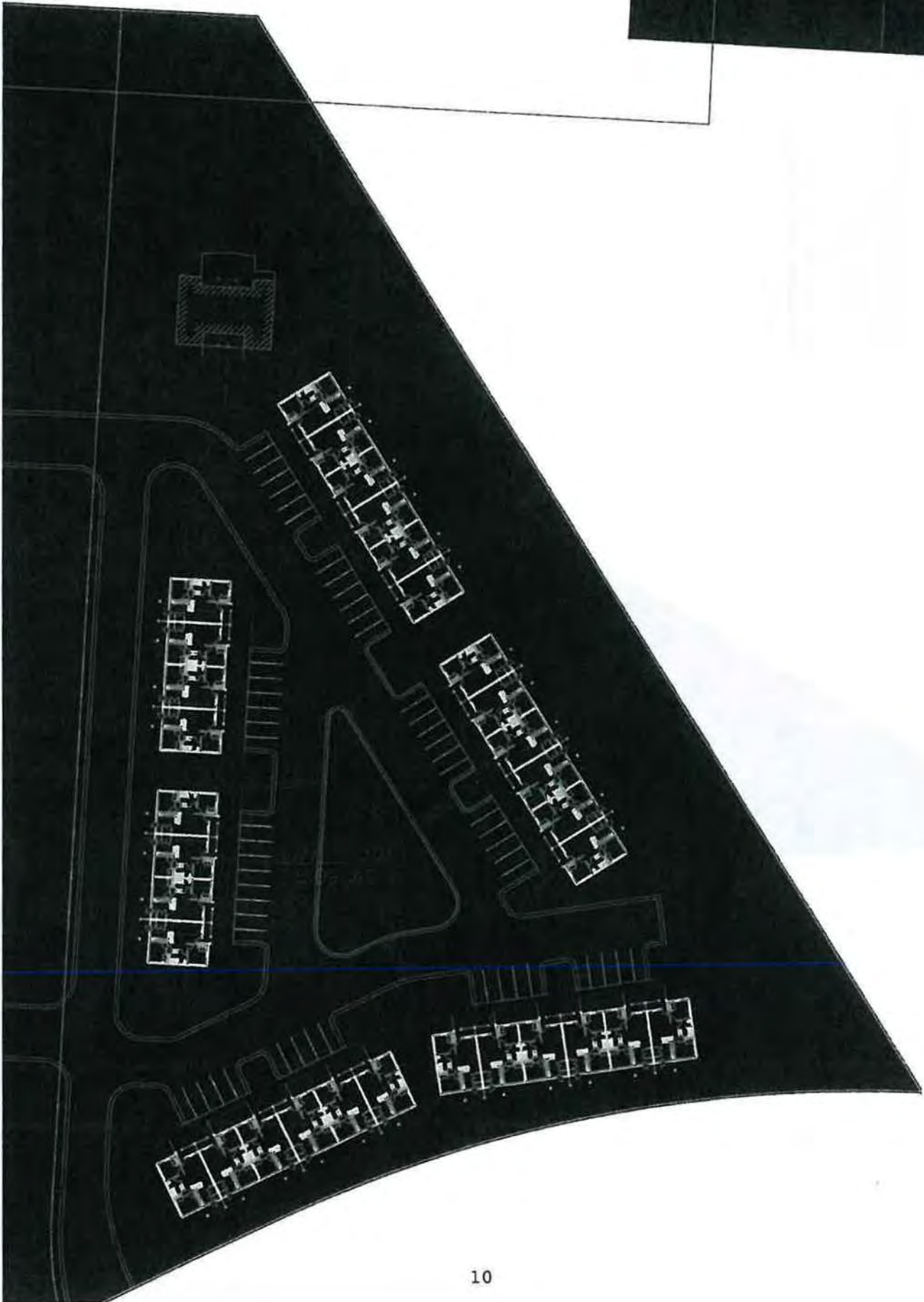
(1) COMMUNITY BLDG.

(60) TOTAL PARKING SPACES
 (4) ACCESSIBLE PARKING SPACES

5.09 ACRES

SITE PLAN

SCALE: 1" = 120'-0"
 JULY 2017



APPENDIX B



ALUMINUM
RAILINGS

TAPERED
ARCHITECTURAL
COLUMNS

ARCHITECTURAL
SHINGLES

ENERGY
STAR
WINDOWS

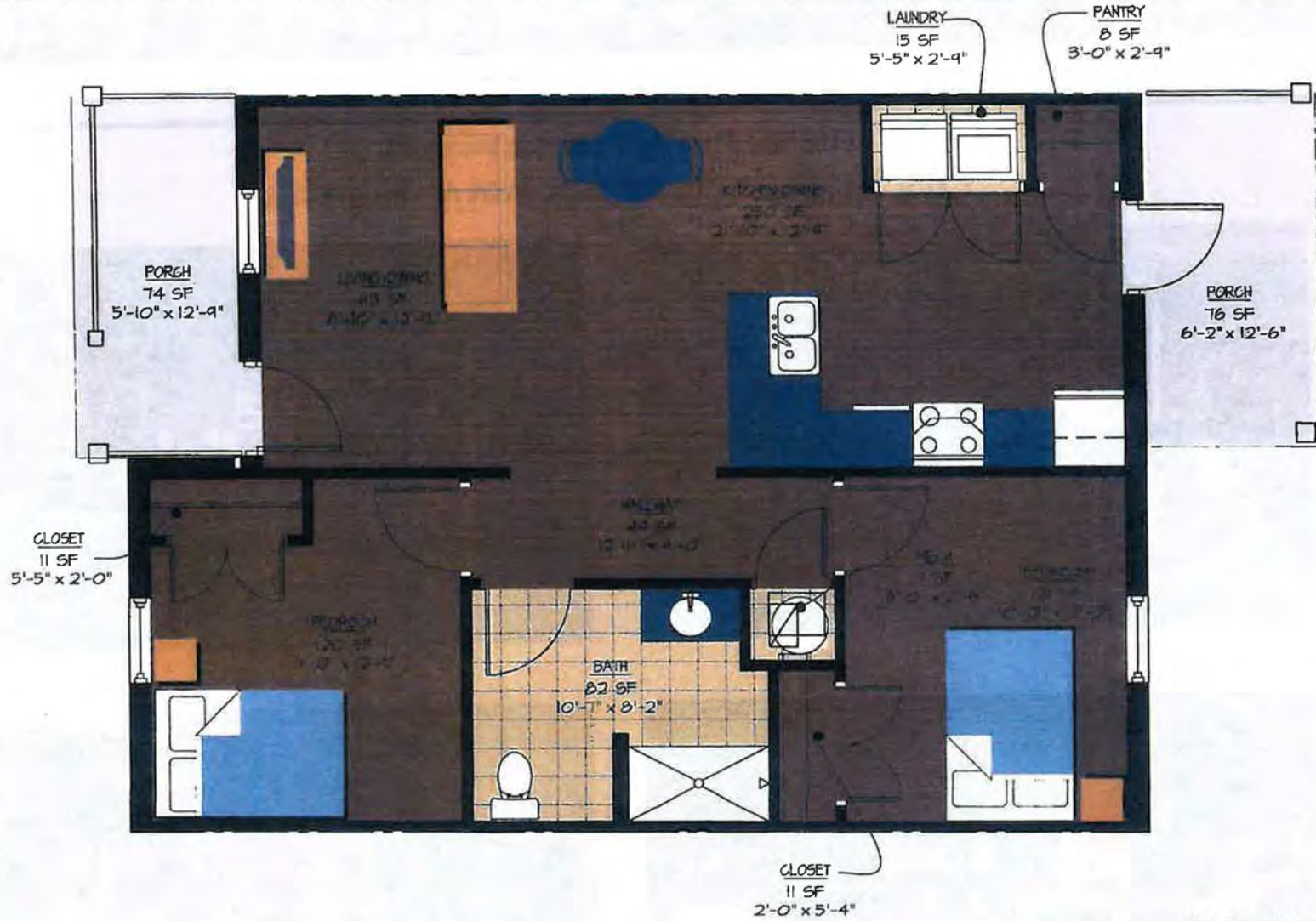
CEMENT
SIDING

CEMENT
TRIM

STONE
VENEER

6-PLEX BUILDING ELEVATION

JULY 2017



TYPICAL 2-BR UNIT OPTION "B"

868 SF MEASURED
 OUTSIDE OF STUD WALL
 AND CENTERLINE OF
 PARTY WALL
 SCALE: 3/16" = 1'-0"

JULY 2017



Meadow View Estates, Peculiar, MO

(Constructed 2010 - Pictures taken July 2017)

JULY 2017



Meadow View Estates, Peculiar, MO

(Constructed 2010 - Pictures taken July 2017)

JULY 2017



Meadow View Estates, Peculiar, MO

(Constructed 2010 - Pictures taken July 2017)

JULY 2017

APPENDIX C





SALLEE DEVELOPMENT



3730 NE Troon Drive
Lee's Summit , MO 64064
Phone: (816) 525-2891
Fax: (816) 525-2895
www.salleedevelopment.com

COMPANY HISTORY

RANDY SALLEE BEGAN HIS HOME BUILDING BUSINESS IN 1989. AFTER WORKING AS A STRUCTURAL ENGINEER DURING MOST OF THE 1980'S, RANDY AND LINDA SALLEE DECIDED TO FORGO WORKING FOR A LARGE CORPORATION AND VENTURE OUT ON THEIR OWN. WITH LOTS OF HELP FROM FAMILY AND FRIENDS, MANY LONG DAYS, NIGHTS AND WEEKENDS, SALLEE DEVELOPMENT HAS BECOME ONE OF THE MOST SOLID AND REPUTABLE BUSINESSES IN THE GREATER KANSAS CITY AREA.

RANDY SALLEE BELIEVES THAT THE SUCCESS OF A DEVELOPMENT IS DEPENDENT UPON A TEAM OF TALENTED AND DEDICATED EMPLOYEES AND SUBCONTRACTORS. "SUBCONTRACTORS WHO TAKE PRIDE IN THEIR WORK ARE THE LIFE AND BLOOD OF OUR COMPANY. OUR JOB IS TO MAKE SURE OUR TRADES DO THE QUALITY WORK WE EXPECT BOTH FOR OURSELVES AND OUR CUSTOMERS. WE ARE ALWAYS WORKING TOWARDS PUTTING OUT A FINISHED PRODUCT THAT WE CAN PROUDLY PUT OUR NAME UPON."

SALLEE DEVELOPMENT HAS BUILT THEIR REPUTATION ON DELIVERING A QUALITY PRODUCT ON-TIME AND AT A REASONABLE PRICE. THIS, ALONG WITH FOLLOW-THROUGH WITH OUR BUYERS AFTER THEY HAVE MOVED INTO THEIR NEW HOME, IS WHAT HAS ALLOWED SALLEE DEVELOPMENT SUCCESS FOR SO MANY CLIENTS, THEIR FRIENDS AND THEIR FAMILY MEMBERS ON A REPEAT BASIS. "OUR REFERRALS AND REPEAT CLIENTS CONTINUE TO GROW. THERE IS NO BETTER COMPLIMENT THAN WHEN SOMEONE CALLS AND SAYS 'REMEMBER US, YOU BUILT OUR HOME 17 YEARS AGO AND NOW WE ARE READY TO BUILD AGAIN.'

SALLEE BELIEVES THAT THE BASIC PRINCIPLES WILL ALWAYS BE THE SAME, WHICH IS COMPLETING A QUALITY PRODUCT AT A FAIR PRICE AND FOLLOW-THROUGH AFTER THE SALE. HOWEVER, THE MARKET IS CONSTANTLY CHANGING AND WE HAVE TO CHANGE WITH IT. ENERGY EFFICIENT HOMES, SUSTAINABLE PRODUCTS AND BUILDING "GREEN" ARE HERE TO STAY. THE COMPANY HAS SEEN A CHANGE IN DEMAND, WHERE BIGGER IS NOT NECESSARILY BETTER. EFFECTIVELY UTILIZING EVERY INCH OF FLOOR SPACE IN THE MOST EFFICIENT WAY POSSIBLE IS MORE IMPORTANT THAN EVER. EVEN THE YOUNGER FAMILIES ARE BUILDING SMALLER FLOOR PLANS WITH MORE ENERGY EFFICIENT FEATURES THAT WILL PAY DIVIDENDS IN UTILITY SAVINGS, MAINTENANCE AND EVEN PROPERTY TAXES FOR YEARS TO COME. "THE TRANSITION OVER THE LAST FEW YEARS HAS BEEN INTERESTING FOR US AS A COMPANY. WE KNOW BEING AT THE LEADING EDGE IS WHERE WE WILL NEED TO CONTINUE TO BE IN ORDER TO PROVIDE THE TYPE OF PRODUCT OUR BUYERS EXPECT."

PETE RAMSEL

4928 Ashbey Drive, St. Joseph, MO 64506 / 816-390-6911

EXPERIENCE

**April 2010 to Present: Underwriter/Coordinator
CRA Investments**

Responsibilities:

- Review development team capacity
- Review market conditions
- Select viable communities demonstrating a need for housing
- Select viable affordable housing developments for investment
- Underwrite the financial transaction
- Perform syndicator due diligence

**October 2005 to March 2009: Executive Director (Acting Executive Director 2005-2007)
Missouri Housing Development Commission**

Responsibilities:

- Provides effective supervision and administration of all organizational, staffing, budgeting, procedural planning and execution of programs of MHDC;
- Develops and implements strategic and financial planning;
- Performs strategic business development and forecasts for long-range stability/growth;
- Evaluates and discusses senior management recommendations for program involvement, proposed production of housing units, and administration of tax credits;
- Recommends new program involvement for presentation to Commissioners;
- Collaborates with Commissioners and participates in monthly Commission meetings;
- Organizes, budgets, and performs procedural planning and execution of all housing programs;
- Analyzes housing development proposals to determine their compliance to federal, state and MHDC regulatory and program guidelines;
- Delivers public presentations and conducts public hearings;
- Interacts with the Director of Finance to maintain financial stability and budget control;
- Meets with various financial groups, rating agencies, bond counsel, and investment advisors to ensure that MHDC bonds maintain the highest ratings;
- Works with federal and state elected officials, community business leaders, financial executives, the general public, and government entities;
- Provides relevant information to members of the media and issues press releases;
- Advises Commissioners of current federal, state, and local rules and statutes or proposed legislation affecting housing and the operation of the MHDC.

**2001 to October 2005: Deputy Director/Chief Underwriter
Missouri Housing Development Commission**

Responsibilities:

- Rental Production and Preservation (Federal and State Housing Credits, HOME, Fund Balance, Trust Fund, Tax Exempt Bonds, AHAP Credits, Risk Share)
- Single Family Production (MHDC First Place Program (first time home buyer program)
- Asset Management (Property management, Inspections, Compliance, HUD contract administration)
- Preservation (developing, nurturing and implementing preservation effort with HUD, Rural Development and OMHAR)

**1998 to 2001: Chief Underwriter/Rental Production Manager
Missouri Housing Development Commission**

Responsibilities:

- Overseeing all aspects of the Rental Production division
- Leading Preservation effort activities
- Determining and implementing policy and procedures to ensure successful, coordinated results for the rental production, asset management and loan servicing teams on each project
- Developing the Tax Exempt Bond, 4% Housing Tax Credit, and Risk Share programs

**April 1995 to 1998 Senior Loan Underwriter
Missouri Housing Development Commission**

Responsibilities:

- Ensuring the effective monitoring of properties through oversight of Construction Inspectors
- Obtaining designation as MHDC's HUD Risk Share Underwriter
- Developing the successful proposal in response to HUD's Request for Proposals to purchase HUD notes secured by \$40,000,000 in mortgages. As a result of this proposal, the portfolio (consisting of twenty-two (22) properties and 2,200 apartment units scattered throughout the state) was purchased by MHDC following twelve months of negotiations. The asking price was originally \$40,000,000 and MHDC negotiated a purchase price of \$10.00. MHDC has completely rehabilitated all properties and has collected in excess of \$18,000,000 from these notes. Included in my responsibilities in this process, were the following tasks:
 - All inspections
 - All negotiations
 - All underwriting
 - All costs associated with the rehabilitation of said portfolio

**1990 to 1995 Partner, Bingham Development Company
1044 Main Street, Kansas City, MO**

Responsibilities:

- Partner in charge of development, construction and management
- Bingham developed, constructed and managed 1,000 apartment units and 500,000 square feet of office and shopping center space
- Developed, owned and operated two 250-seat restaurants
- Built and sold single-family houses

**Partner, Bingham Capital Markets
1044 Main Street, Kansas City, MO**

One of the original owners of Bingham Capital Markets, an investment banking firm that bought Stern Brothers & Co. Stern Brothers & Co. was and is a participant in single-family and multifamily bond issues as an underwriter of these projects. Bingham and Stern were, at various times, financial advisors and bond underwriters to MHDC.

**1984 to 1990 Partner, Gannon Development Company
Saint Louis, MO**

- Partner in charge of development, construction and management
- Through several joint ventures with John Hancock Life Insurance Company, Gannon developed, owned and managed 4,000 apartment units

**1978 to 1984 Vice-President, Lockwood Development Company
Saint Louis, MO**

- Vice-President in charge of development, construction and management
- During this time, Lockwood designed, built, syndicated and managed in excess of 4,000 apartment units in a four-state area

**1974 to 1978 Town and Country Mortgage/Charter Construction Co.
St. Louis, MO**

- Vice-President – Multifamily Loans (Town and Country Mortgage)
- Assistant to the President – Charter Construction Company
- Processed in excess of 40 HUD-insured multifamily loans
- Constructed apartments, shopping centers, office buildings and single family subdivisions

**1971 to 1974 Vice-President, Multifamily Loans/Chief Underwriter
Mid-Central Mortgage, Kansas City, MO**

- Processed in excess of 20 HUD-insured multifamily loans
- FNMA Level I single-family loan underwriter
- Sole FNMA single-family loan underwriter for this firm

EDUCATION:

Bachelor of Science, Business Management, Northwest Missouri State University

CONTINUING EDUCATION:

MAI Courses Completed:

Real Estate Appraisal Principles
Basic Valuation Procedures
Income Approach to Value and
Capitalization

Real Estate Courses
IREM Courses

MBA Courses Completed:

Financing Income Producing
Properties
Advanced Case Studies

Former NASD – Licensed Broker
Former Licensed Real Estate Broker – Missouri and
Kansas

REFERENCES AVAILABLE UPON REQUEST



**16284 Westwoods Business Park Drive
Ellisville, MO 63021
636.527.2003**

HRM Services, LLC was founded in 2009 by Deb Giffin to provide management and consulting services to affordable housing property owners and syndicators. Since its inception, the company has assisted in the monitoring and asset management of properties representing over 3500 units in the Midwest and South.

HRM's scope of services spans the development timeline from partnership acquisition to construction closing through the end of the compliance period. The firm has extensive experience with low-income housing tax credit, HOME, and USDA Rural Development financing programs and the associated regulatory requirements. Its activities assist owners in maintaining organized files, tracking milestones and regulatory deadlines, and monitoring leasing, financial, and physical conditions. HRM provides syndicators with the asset management experience necessary to assure an up-to-date and detailed assessment of the properties in their portfolio and to monitor progress against delivery deadlines, operation expectations, and reporting requirements. The firm also provides valuable assistance with strategic planning due to its depth of program knowledge and practical experience.

Specific services include:

Partnership Acquisition

- Gathering due diligence documentation to assist in a complete project analysis;
- Reviewing the capacity of the development team;
- Underwriting and analyzing development budgets against syndicator model thresholds;
- Compiling IRR reports and credit delivery schedules.

Construction Phase

- Compiling closing documentation to consolidate a complete project file at construction commencement;
- Collecting and reviewing disbursement requests, back-up documentation, and monthly reports to assist in the regulatory review process;
- Providing an online draw validation/storage system to owners and their contracted CPAs to track monthly activity and prepare for cost certification in an organized fashion;
- Collecting certificates of substantial completion (AIA G704) and certificates of occupancy to evidence achievement of milestones.

Lease-up Phase

- Tracking household relocation, down units, placed-in-service dates, and credit qualification dates for acquisition/rehab developments;
- Reviewing unit qualification files prior to move-in;
- Tracking lease-up through 100% unit qualification.

Operations Phase

- Collecting and reviewing: monthly occupancy reports, rent rolls, collection reports, and eviction proceedings; quarterly unaudited financial reports, reserve activity reports, and insurance claims; annual operating budgets, audited financial statements, rent increase requests, insurance renewals, and related documentation;
- Making scheduled and unscheduled property visits on a regular basis to assist with management and regulatory audits and to provide an analysis of physical condition, capital needs, and curb appeal;
- Monitoring vacancies, marketing plans, preventative/routine maintenance schedules, and overall operating efficiencies;
- Reviewing initial certification/recertification files;
- Reviewing partnership, financing, and regulatory documents to determine reporting requirements; organizing tracking and collection of required items; and submitting requested reports and documents in a timely manner on behalf of the owner;
- Tracking reserve account activity and determining adequate burn-off rates;
- Monitoring material losses;
- Requiring corrective action plans as deficiencies are noted, following up on receipt and implementation;
- Tracking regulatory periods and assisting in exit strategies.



Wallace Architects, LLC – an architectural firm of over 30 professional and support staff, is one of the largest and most active firms in the Midwest specializing in affordable housing developments. Wallace Architects has a broad experience in the design and construction of residential and multi-family developments – in new construction and the renovation/rehabilitation of existing and historic properties, throughout Missouri and multiple surrounding states.

Since its inception in January of 1998, Wallace Architects has served as the Architect of Record on over 460 senior housing and multi-family developments with over 20,950 units. Most of these projects have received financing through the Federal Low Income Housing Tax Credit Program, bond financing, Rural Development, NSP and HUD funding (202, 221.d.4, 811, HAP), or combinations of each. Wallace Architects is presently the Architect of Record on apartment complexes in Arkansas, Kansas, Missouri, Alabama, Connecticut, Florida, Georgia, Illinois, Iowa, Kentucky, Louisiana, Mississippi, Oklahoma, Tennessee, and Virginia.

Please note that all of the facilities designed by Wallace Architects were designed to meet or exceed the standards of the International Energy Conservation Code by providing knowledgeable staff and partnering with experienced consultants. All such projects have received their certifications for which they applied. In addition, Wallace Architects has designed many NAHB Green Certified and/or Energy Star Rated facilities, of which – Wingate Manor in Shiloh, Illinois – won the 2010 NAHB Green National Project of the Year. The Forest at York in Newnan, Georgia, won the 2014 EarthCraft Project of the Year. The Firm was also awarded the 2016 Home Innovation NGBS Green Partner of Excellence.

We appreciate the opportunity to provide this to you and would ask that you visit our website at www.wallacearchitects.com for additional information.

Wallace Architects, LLC

302 Campusview Drive, Suite 208
Columbia, Missouri 65201
573/256-7200

Mike Kleffner, Architect / Member

- Project Manager at Wallace Architects since 2010. Has been with Wallace Architects since 2009.
- Graduate of Drury University with a Bachelor's in Architecture, 2000.
- Member of the National Council of Architectural Registration Boards, (NCARB) - Record Number 105773.
- Member of the Mid-Missouri Chapter of The American Institute of Architects - No. 30176341.
- Has worked in construction, architecture and management of projects since 2000.
- Licensed Architect in 17 states.
- Field Representative – on-site inspections for compliance with plans and specifications.
- LEED Accredited Professional in Building Design and Construction.
- Currently working on affordable housing and market rate apartment complex projects in Missouri, Kansas, Iowa, Oklahoma, Texas, Kentucky, Tennessee, Alabama, Mississippi, Louisiana, Georgia, Florida and Connecticut.

Randy Porter, Architect / Member

- Project Manager at Wallace Architects since 2013.
- Graduate of Drury University with a Bachelor's in Architecture, 2000.
- Member of the Mid-Missouri Chapter of The American Institute of Architects (AIA) - Number 38409931.
- Member National Council of Architectural Registration Boards, (NCARB) - Record Number 109980.
- Has worked in construction, architecture and management of projects since 2000.
- Licensed Architect in the States of Missouri, Arkansas, Kansas, Kentucky, New Jersey, Tennessee, Texas and Oklahoma.
- Field Representative – on-site inspections for compliance with plans and specifications.
- LEED Accredited Professional.
- Currently working on 30 affordable housing and market rate apartment complex projects in Missouri, Mississippi, Oklahoma, Kansas, Arkansas, Alabama and Virginia.

Zac Wallace, Project Manager / Member

- Project Coordinator and Field Inspector at Wallace Architects since 2010.
- Graduate of Missouri State University with a Bachelor's of Science in Construction Management, 2003.
- LEED Accredited Professional since 2007.
- Project Superintendent for McCarthy Building Companies from 2006 to 2010.
- Project Coordinator for Fairway Construction from 2003 to 2006.
- Completion of Multifamily Property Inspection Workshop September 2012 as presented by the Mortgage Banks Association.
- Currently working on numerous affordable housing apartment complex projects in Louisiana, Mississippi, Texas, Kansas and Tennessee. Working on multi-property rehabilitation portfolios in Tennessee, Kentucky and Florida.

Kris Ainsworth, Architect

- Field Inspector at Wallace Architects since 2014.
- Graduate of Mississippi State University with a Bachelor's in Architecture, 2005.
- Has worked in architecture, construction, development and management of affordable housing for more than 12 years.
- Licensed Architect in Mississippi, Texas, Oklahoma, Arkansas and Florida.
- Licensed General Contractor in Mississippi, Arkansas, Tennessee, Oklahoma, Kentucky and Louisiana.
- Member of the National Council of Architectural Registration Boards, (NCARB) - File Number 67098.
- As a Project Architect, has completed numerous residential and commercial projects.
- Field Representative – on-site inspections for compliance with plans and specifications.
- USGBC LEED Accredited Professional.
- Member of the Mississippi Chapter American Institute of Architects – No. 30336985.
- Currently working on projects in Texas, Florida, Mississippi, Georgia, Alabama, Kentucky, Ohio, Louisiana and Tennessee.

Paul Anderson, Chief Production Officer

- Chief Production Officer of Wallace Architects, LLC since 2004. Has been with Wallace Architects L.L.C. since its inception in January 1998.
- Graduate of Central Missouri State University with an Associate's Degree in Architectural Drafting, 1975.
- Has worked in the field of Architecture, and specifically affordable housing, for more than 41 years.

Barry Mitchel, Assistant Project Manager

- Project Coordinator and Field Inspector at Wallace Architects since 2011.
- Graduate of Drury University with Bachelor's in Architecture, 2003.
- Has worked in construction, architecture and management of projects since 2000.
- Project types included Tract Home Developments, Mixed Use Multifamily, (New and Renovations), Industrial, Commercial, Hospitality, Religious Facilities, and Historical Preservation.
- Has been involved in several community based urban renewal projects, and actively promotes downtown revitalization, historic preservation and community involvement.
- Currently working on 10+ affordable housing complexes in Tennessee, Mississippi, and Louisiana. Working on multi-property rehabilitation portfolios in Tennessee, Kentucky and Florida.

Vincin Foster, Project Coordinator

- Graduate of Drury University with a Master's of Architecture, 2016.
- Project Coordinator and Field Inspector at Wallace Architects since 2013.
- Has worked in construction architectural schematic design, coordination, and administration of projects since 2012.
- Project types include new construction, historic renovation, light renovation, and gut renovations of both LIHTC and market rate multifamily and senior apartment complexes and single family developments.
- Currently working on construction documents or construction administration for multiple projects in Missouri, Alabama, Oklahoma, Louisiana, Texas, Georgia and Connecticut.

Chris Peck, Project Coordinator

- Project Coordinator at Wallace Architects since 2015.
- Graduate of Moberly Area Community College with Associate of Applied Science: Drafting & Design Technology, 2007.
- Project types include historic preservation, new and renovated LIHTC multi-family and senior apartment complexes and single family homes.
- Currently working on 12 affordable housing residential projects in Missouri, Oklahoma and Kansas.

Joe Cook, Project Coordinator

- Project Coordinator and Field Inspector at Wallace Architects.
- Contractor / Consultant – Licensed / Registered in Colorado, Georgia, New York, New Jersey, Kansas, Missouri and Illinois.
- VP Construction and Development and Construction Project Manager for Homeland Self Storage / Storage Mart for more than 20 years.
- Developed properties in 16 states.
- PMP / Consultant since 2007.

Richard Perkins, Project Coordinator

- Project Coordinator at Wallace Architects since January 2017.
- Graduate of University of Missouri with a Masters of Environmental Design – 2003.
- Graduate of University of Missouri with a Bachelor in Fine Arts – 1999.
- Project Manager, Stephens College from 2012 to 2017.
- Engineering Aide IV- Assistant Park Planner, City of Columbia from 2008 to 2012.
- Design Associate – Simon Associates, Architecture Inc. from 2002 to 2008.
- Currently working a number of affordable housing projects in Alabama, Missouri, Kansas and Texas.

Daniel Keel, Quality Control / Production Team Member

- Graduate of Kansas State University with Bachelor's in Architecture, 2005.
- Project Coordinator and Field Representative at Wallace Architects since 2013. Quality Control / Production Team Member as of 2016.
- Project types include new and renovations of LIHTC multifamily and senior apartment complexes, market rate apartment complexes, and single family homes.
- Currently working on developments in Missouri.

Chris Ross, Senior Plan Review / QC Compliance

- Senior Plan Reviewer / QC Compliance at Wallace Architects since June 2016.
- Graduate of University of Central Missouri with a Bachelor's of Science in Construction Technology, 1989.
- Residential and Commercial Real Estate Consultant – A-1 Property Inspections LLC – five years.
- Project Manager / Superintendent – Multiple Residential Apartment Communities in Platte and Clay Counties in Missouri – five years.
- Telecommunications Project Engineer-Specialist: Sprint Site Acquisition and AT&T Capital Improvements – over five years.
- Senior Building Inspector, Kansas City, Missouri Department of Planning and Development Services. ICC Certifications in 15 Disciplines – 1989-1999.

Brian Pijanowski, Controller

- Controller at Wallace Architects since 2016.
- Graduate of Park University with a Bachelor's in Accounting and Management, 2012.
- Assistant Controller for Bank of Lee's Summit from 2013 - 2016.
- Has been involved in Business Accounting, Operations and Financial Services since 2011.
- Currently oversees all Accounting, HR, IT and Administrative aspects of the business.

Ernie Hegger, Architect

- Field Inspector at Wallace Architects beginning in 2016.
- Graduate of University of Kansas with Master's of Architecture.
- Registered Architect in the State of Missouri since 1991.
- LEED Accredited Professional BD&C, 2016.
- OSHA 30 Certified.
- Certified as a Quality Control Manager with over three years of experience.
- Former Construction Officer for the Department of Defense – Health Facility Planning Agency, Fort Leonard Wood, two years.

Ron Entwistle, P.E., Construction Analyst

- Field Inspector at Wallace Architects since 2013.
- Graduate of University of Missouri, Rolla, with a Bachelor's in Civil Engineering.
- Licensed Professional Engineer in State of Missouri.
- Over 38 years of experience as an engineer, consultant and inspector.
- Has completed over 3,200 building inspections, (both residential and commercial), structural consultations and Property Condition Assessments.



A partnership of ideals.

At Wallace Architects we are motivated by ideals. We believe in developing relationships with our clients built on ideals such as collaboration...integrity...commitment.

While you may find other firms qualified to do a job, there's no other with the ability and the dedication to offer you more than a sum of its parts. At Wallace Architects, we offer you a partnership.

Our beliefs.

First and foremost, we believe that long-lasting relationships, built on mutual trust, are the only way to do business.

We believe...a partnership is the way to get the best work...effective partners share common goals and beliefs...partners should be able to express their ideas for the good of the group...partners have a duty to stay informed and the authority to do what's right...problem-solving is the partnership's highest priority.

Finally, we believe that our clients come first. If our client is first to a consultant, the consultant is first with us.

Our experience.

Wallace Architects brings to a project over 50 years of experience designing and developing affordable housing, institutional health care complexes and assisted living apartments.

Over the years we've provided clients, large and small, with timeless quality design. As a result, we've built a base of clients who believe in us and trust us to serve them well.

Our talent.

Led by principal Kurt Wallace, Wallace Architects offers you a team of top-notch professionals. Our people possess the expertise and the inspiration required for your specialized project.

Once engaged, our staff works with you to meet the special needs you have through design and construction, as well as providing assistance during the funding application process through a one-year follow-up inspection.

M U L T I - F A M I L Y

Beacon Village Springfield, Missouri

The Kitchen, Inc., Developer

Beacon Village is a new construction development completed in 2014, located in the heart of the Ozarks. This 44-unit development, with community building and supportive service offices, includes a mix of duplexes and a 16-unit apartment building – all with universal design features. The development was financed with state and federal low-income housing tax credits and a soft HOME loan from the Missouri Housing Development Commission. A portion of the apartment housing units in this development are set aside for previously homeless citizens of the area that are making the transition back to traditional permanent housing.



Wallace
A 1981/2022 I.D.

M U L T I - F A M I L Y

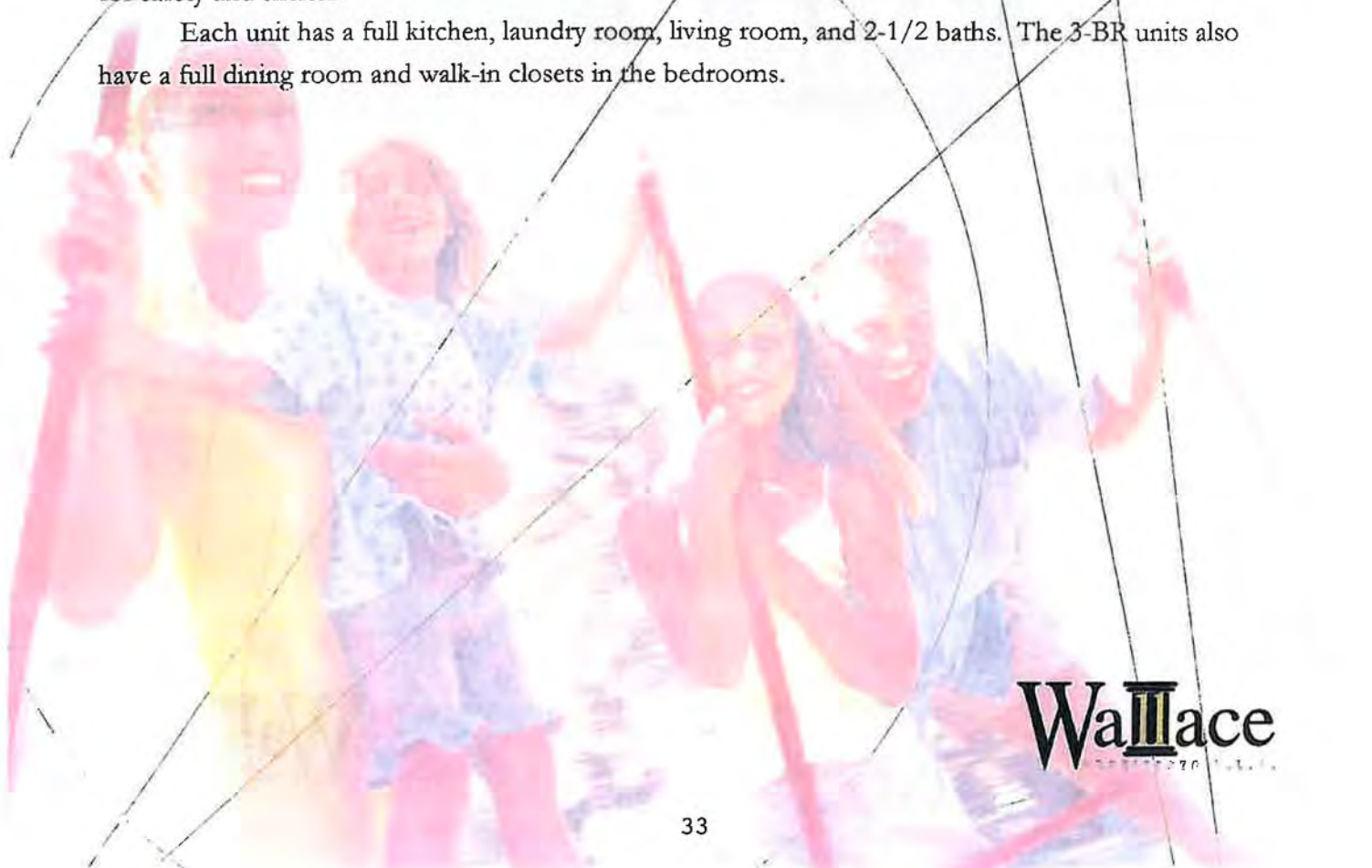
Summer Trace Metter, Georgia

Vantage Development, Developer

This family friendly complex of 40 units has 1,116 square foot 2-BR and 1,507 square foot 3-BR units with a development cost of \$5,690,000. A Community Building provides space indoors for large gatherings in a community room with a fully equipped kitchen.

For outside gatherings a picnic pavilion, gazebo, playground and shuffleboard court are located adjacent to the Community Building. A covered bus stop is also provided for safety and shelter.

Each unit has a full kitchen, laundry room, living room, and 2-1/2 baths. The 3-BR units also have a full dining room and walk-in closets in the bedrooms.



Wallace
COMMUNITY DEVELOPMENT

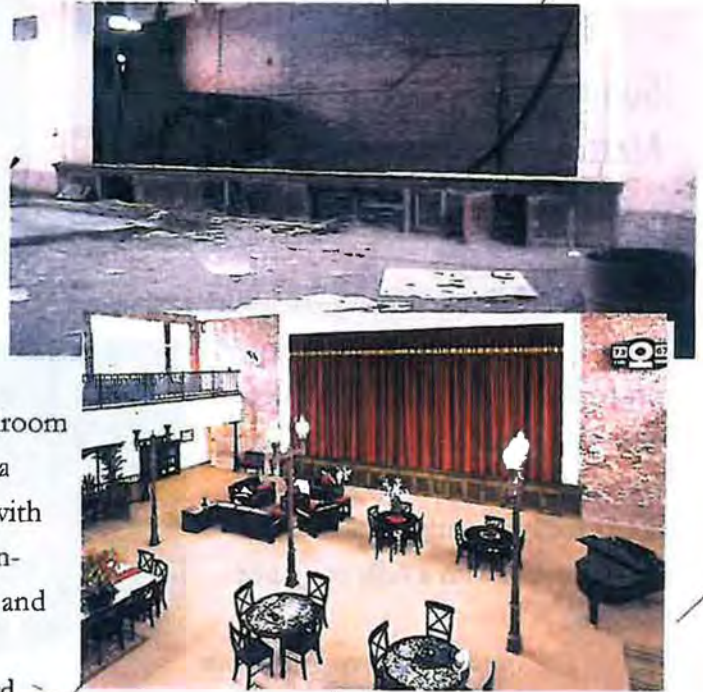
SENIOR LIVING

Lincoln Hubbard Sedalia, Missouri

MACO Development Co., Developer

Recently renovated, the C.C. Hubbard High School is now home to apartments for seniors. Classrooms have been converted to make way for the 26 two-bedroom units and 13 one-bedroom units. The gymnasium has been transformed into a common room with a big-screen television along with plenty of seating. The balcony overlooking the converted gym has been turned into an exercise room and library.

Support from the City and Lincoln-Hubbard School Alumni Association of Sedalia, Inc., as well as state, federal, and historic tax credits all helped to make this adaptive reuse rehab possible.



Wallace
CONSTRUCTION, INC.

M U L T I - F A M I L Y

Callaway Village II Fulton, Missouri

Zimmerman Properties, Developer

Completed the summer of 2012, this Phase II development is comprised of 48 new family apartments in two buildings, with a detached community building and fitness room. Qualifying residents can select from three different spacious floor plans (1, 2, and 3 bedroom) with an open floor plan for the living room.

Working closely with the developer and general contractor through the application and design phase, we were able to help select durable, cost conscious materials, technologies, and systems to keep the construction budget under \$67,500 per unit. Budget and cost per unit is a big factor when funding selections are made through the Missouri LIHTC program and we wanted to give the developer every advantage we could.

As part of a phased development, this property blends well with the existing architectural finishes and appearance to complete a unified look, resulting in an aesthetically pleasing campus.



Wallace

M U L T I - F A M I L Y

The Hamptons of Neosho Neosho, Missouri

Jeffrey Smith, Developer

This complex of 64 family units is the product of cooperation of many contributors, including the developer, Wallace Architects, the Neosho Housing Authority and the Missouri Housing Development Commission. Wallace Architects worked closely with the contractor and management companies so that units were occupied as soon as they were completed even though the contractor finished ahead of schedule.



Wallace

M U L T I - F A M I L Y

Kingston Gardens Macon, Georgia

Potemkin-Magita Development, Inc., Developer

This complex consists of 60 two-bedroom and 40 three-bedroom units. With the renovations, each unit received between 175 to 225 additional square feet! Featuring a more open floor plan, with a combined kitchen and living area, each unit received new energy efficient electrical, plumbing, and HVAC systems. New drywall, insulation, interior and exterior doors, windows, kitchen and bath cabinets and countertops, appliances, hard-wired smoke detectors with battery-powered backups, and new carpet and vinyl were installed in each and every unit. The exterior of the buildings received a major transformation. The garden style apartments received new gable roof systems with architectural shingles. The new exterior buildings were complete with brick, vinyl, and hardiplank.



Wallace
CONSTRUCTION

SENIOR LIVING

Cotton Boll Commons Kennett, Missouri

MACO Construction , Developer

Working together, Wallace Architects, the developer and the Delta Area Economic Corporation, with funding from the Missouri Housing Development Commission took a sturdy but run down four story building and turned it into a highly anticipated showpiece for the town of Kennett. Built in the early 1950's, the Cotton Boll Hotel closed in 1985 and was vacant for over a decade. The interior of this still useful building was stripped away, and converted into bright and open common areas on the ground floor, with attractive apartments on the upper floors. A new three story wing built on the back of the existing building provides additional living space. Among the many amenities are an interior trash removal system, interior mail delivery, a swipe-card security system, and an exterior courtyard with a gazebo, park benches, and a walking area.



Wallace

Contact Us

Designed by experience.

Wallace Architects is a specialist in senior and multi-family complex design. With more than 50 years of experience designing over 700 such projects, we've learned what it takes to achieve a successful result.

A magnificent obsession.

To us, creating a successful complex is more than drawing up some plans. When we do a project, we become absorbed in it. We consider everything...how it should function...what materials to use...the initial costs, as well as long-term maintenance costs... how it fits in with its surroundings... how people will live, work, and play within it.

Working within the system.

In business it's not enough to be good architects. You must also understand the process behind planning, designing and funding a project. At Wallace, we have extensive experience with a variety of funding sources and agencies. As a result, we know the ins and outs of complex regulations to help you negotiate the network of funding sources.



Wallace Architects, L.L.C.

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Wallace
ARCHITECTS, L.L.C.



REGISTRATION

Kansas PE # E-1695
Kansas PLS # LS-218
Missouri PE # 2005002186D
Missouri PLS #2005008319D
Oklahoma PE # 6254

PROFESSIONAL MEMBERSHIPS

MSPE Missouri Society of Professional Engineers
MSPS Missouri Society of Professional Surveyors
NCEES National Council of Examiners for Engineering and Surveying

ENGINEERING SOLUTIONS

Civil Engineering and Land Surveying

PROJECT EXPERIENCE

CIVIL ENGINEERING SERVICES OFFERED

- *Site Planning and Land Planning*
 - *Site Evaluation and Preliminary Layout for Cost Analysis*
 - *Residential and Commercial*
- *Cost Estimating and Project Planning*
 - *Preliminary and Final Project Estimates*
 - *Bid Sheet Tabulations Forms*
 - *Project Proposal Review and Analysis*
- *Site Utilities and Services*
 - *Storm Sewer*
 - *Sanitary Sewer*
 - *Gravity Sewer*
 - *Force Main System*
 - *Water Main*
- *Flood Plain Studies*
 - *Submission to FEMA for LOMA & LOMR*
- *Storm Drainage Studies*
 - *Storm Water Analysis and Design of Detention Facilities to meet Governing Codes*
- *Storm Water Pollution Prevention Plans*
 - *Site Erosion Control Plan to meet EPA and Local Erosion Control Guidelines*
- *Best Management Practices for Storm Water*
 - *Incorporation of Site Water Quality Measures to meet EPA and Local Control Guidelines*

LAND SURVEYING SERVICES OFFERED

- *Boundary Surveys*
 - *Project Surveys meeting State and Local Requirements*
- *ALTA/ACSM Surveys*
 - *Survey meeting the 2011 ALTA/ACSM Survey Guidelines*
- *Topographic Surveys*
 - *Project Survey meeting the required job specific guidelines*
- *Loma, Eloma and Elevation Certificates*
 - *Residential and Commercial Applications to FEMA to be removed from Flood Zone*
- *Platting Services*
 - *Plats prepared to meet State and Local Requirements*
- *Residential Plot Plans*
 - *Individual Lot Surveys for new construction*



MATTHEW J. SCHLICHT, PE, PLS

Owner, Civil Engineer, Land Surveyor

Matt's solid background in civil infrastructure designs focuses primarily on site development. He will provide coordination of project details with government agencies, as well as with project team members. Matt brings strong analytical and planning skills, combined with the ability to coordinate the efforts of many to successfully meet organizational goals.

PROJECT EXPERIENCE

PARK PROJECTS

- *Ward Park, Raymore, MO, Design*
- *Madison Street Park, Raymore, MO, Design*
- *Langsford Plaza Walking Trail, Lee's Summit, MO, Design*
- *Indian Creek Trail, Kansas City, MO, Construction Staking*
- *Raintree Lake Walking Trail, Lee's Summit, MO, Design*
- *Overland Park Bike Trail, Overland Park, KS, Construction Staking*
- *Santa Fe Trail, Kansas City, MO, Construction Staking*

RESIDENTIAL DEVELOPMENTS

- *Fountains at Raintree, Lee's Summit, MO*
- *The Fields of Highland Park, Lee's Summit, MO*
- *Meadow View Estates, Peculiar, MO*
- *Grandview Estates, Independence, MO*
- *Foxberry Estates, Lake Lotawanna, MO*
- *Timber Creek, Muskogee, OK*
- *Downtown Villas, Excelsior Springs, MO*

COMMERCIAL PROJECTS

- *Deerbrook Commercial*
- *Russell Stover's Candy, Fairway, KS*
- *BP Gas Station, Kansas City, MO*
- *United Consumer Credit Union, Independence, MO*
- *Marrion Crossings, Kansas City, MO*
- *Belgian Bottoms, Riverside, MO*

GOVERNMENT

- *Leipard Lane Roadway Design, Platte City, MO*
- *Waterone Collector Well, Kansas City, KS*
- *Pryor Road Phase 2, Lee's Summit, MO*
- *13^g Street, Grandview, MO*
- *Kearny Area Regional Detention, Kearny, MO*
- *Little Blue Parkway, Independence, MO*
- *Whiteman Air Force Base, Knob Noster, MO*

WORSHIP FACILITY CAMPUS

- *Timothy Lutheran Church, Blue Springs, MO*
- *Kansas City Baptist Temple, Kansas City, MO*
- *Mt. Carmel COGIC, Kansas City, MO*
- *Salvation Army, Olathe, KS*
- *Blue Valley Baptist Church, Overland Park, KS*
- *Boone Tabernacle Church, Kansas City, MO*
- *Midwestern Baptist Theological Seminary, Kansas City, MO*

MASTER PLANNING

- *Tallgrass Residential Subdivision, Belton, MO 600+ Acre Development*
- *Arbor Walk, Residential Subdivision Raymore, MO 80+ Acre Development*
- *Savanna Woods, Residential Subdivision, Grandview, MO 140+ Acre Development*
- *Parkwood at Stoney Creek, Lee's Summit, MO 180+ Acre Development*

MULTIFAMILY RESIDENTIAL COMMUNITIES

- *Eagle Crest, Belton, MO*
- *Traditions, Belton, MO*
- *Meadow View Estates, Peculiar, MO*
- *Grandview Estates, Independence, MO*

EDUCATION

University of Missouri
B.S., Civil Engineering, 2001
M.S., Civil Engineering, 2003

REGISTRATION

Kansas PE No. 19071
Missouri PE No. 2006019708
Missouri PLS 2012000102
Oklahoma PE No. 25226

PROFESSIONAL

MEMBERSHIPS

MSPE Missouri Society of Professional Engineers
MSPS Missouri Society of Professional Surveyors
NCEES National Council of Examiners for Engineering and Surveying

WORK HISTORY

Engineering Solutions
Owner, Civil Engineer
2005-Current

R.K. Mace Engineering
Engineering Manager
2003-2005

Missouri Department of Transportation
Engineering Intern
2002

