



KANSAS CITY, MO HOMESTEADING AUTHORITY

REDEVELOPMENT OF 2626 EAST 28th ST

JUNE 17, 2021

pitch perfect kc

June 17, 2021

Shawn Hughes
Kansas City Missouri Homesteading Authority
414 E. 12th Street, 16th Floor
Kansas City, MO 64106

RE: Request for Qualifications & Proposals | Redevelopment of 2626 East 28th Street

Dear Shawn and members of the selection committee,

Pitch Perfect KC is delighted to present to the KCMO Homesteading Authority a proposal for the redevelopment and restoration of 2626 East 28th Street, the former home of the Leroy 'Satchel' Paige family, into a community center for diversity, equity, and inclusion.

Our development team includes leaders from the greater Kansas City area—each with a desire to positively impact our urban fabric. We are fans—fans of Satchel Paige, fans of baseball, fans of the cultural history of our city, fans of an optimistic future for us all—and we are motivated to create a place worthy of the man and his impact on American culture. This will be a place to not only memorialize a great athlete, but will also have an eye toward the future. “Don’t look back,” as Satch was prone to say. Our intent is to capture a spirit of people and place by building on the family home’s rich history as a gathering place for the neighborhood. We envision this new place to be a hub for discourse and learning. If only the walls could talk.

We have come together believing in the potential for the long-term success of this endeavor. There are three major components that distinguish our team’s ability to successfully complete this restoration:

Partnership: Success begins with people coming together for a common good. We continue to assemble a veritable all-star team of collaborators, including the Kansas City Royals Baseball Club, the Negro League Baseball Museum, and the Santa Fe Area Council. To date, we’ve already begun listening to neighborhood leadership and residents. Our team has also had several meetings with representatives from the National Trust for Historic Preservation, as well as other local civic leaders and organizations. Each meeting has been met with profound optimism resulting in many of the ideas found within this proposal. *But there are many more conversations yet to come.*

Process: As a true Collaborative, we welcome the opportunity to ideate about places and things that have a profound and positive impact on people. Ours is a process of gathering, observing, and attentively listening to key stakeholders, creating a foundation of trust from which to move forward. We envision an ongoing series of these stakeholder meetings to further inform the documentation and construction phases—all leading to a successful, sustainable final outcome. We propose assisting in establishing a new 501(c)3 entity to be led by an 8-10 person Board of Directors; this governing body will be stewards of the project moving forward. *We know how to get things done.*

Program: We know the project must have a sustainable mission and cannot operate as an island. At its foundation, the house must refocus itself as a gathering place—a place dedicated to the legacy of Paige and his family, but also one that is home to new ideas for future generations. We can learn from other institutions—the Henry Aaron Museum in Mobile, AL; Mary McCleod Bethune House at Bethune Cookman University in Daytona, FL; the National Civil Rights Museum in Atlanta, GA; among countless others. Beyond restoring the home to its original glory, our team envisions the restored home having spaces devoted to telling the Paige story, a coffee shop/retail enterprise, a variety of meeting/teaching spaces, an open-office “incubator” area, offices for the Santa Fe Area Council, and the re-construction of a detached garage with a second-floor residence. We imagine the back yard to be the site of outdoor events. One can easily imagine coordination with NLBM and other African American Cultural Heritage organizations on future programs and initiatives. *Collectively, our two favorite words will likely be, “What If?”*

We pledge to continue the tireless work of those who have sustained the home over the last 40 years. Without these efforts, the home could easily have succumbed to fire, neglect, and vandalism, and been lost forever. Together we will restore a home, which will in turn transform a street, a neighborhood, a community, and a city. The Satchel Paige house will become the epicenter that embodies the full spectrum of why people come together—to learn, to celebrate, to engage.

Our Pitch Perfect team is fully committed to begin work immediately upon selection. Should the need arise, we look forward to the opportunity to present our unique qualifications virtually or safely in person at the selection committee's discretion. In the meantime, please don't hesitate to reach out to any of us with questions.

With respect,



Vincent Gauthier
URI | AuthenticityCity
816.213.0637



Gary Abram
PLX CORP
816.365.1866



David Oliver
PLX CORP
816.805.4055



Robert Riccardi
Gould Evans
816.516.8596

pitch perfect kc

PITCH PERFECT

“

I mean, I helped the Cleveland Indians win their last championship, and they do Travis Fryman and Grady Sizemore bobbleheads instead of ol' Satch? I never committed an error in 179 games in the majors. Now, who else can claim that? I pitched for 24 years all over the Negro Leagues, sometimes two games in a day. I pitched at 59 years of age.

- Leroy Satchel Paige

01 | development team structure

Pitch Perfect KC is a newly created single purpose entity with the sole charge of redeveloping the former Satchel Paige family home in concert with the neighborhood. Our team is intentionally composed of individuals with extensive experience in historic redevelopments, financing, nonprofits, neighborhood engagement, excellence in design, and overall business acumen. The legal business entity will be a limited liability partnership created upon approval of our proposed response.

At the time of project completion, the day-to-day operations will be managed by a newly formed nonprofit managed by neighborhood leaders, a Paige Family representative, and others committed to honoring Leroy Satchel Paige's legacy. This relationship with Pitch Perfect will be memorialized through a 20-year master lease with triple net terms.

The critical importance of this catalytic redevelopment has inspired team members to work diligently to ensure both financial and community support for this project. In that spirit, we include the following references and letters of support from our economic partners and community advocates. Let's play ball!



PLAY BALL

SPORTSMAN'S PARK -
JULY 4th
"BASEBALL CLASSIC"

MIDWEST SPORTS ENTERPRISES, Inc.

Presents

Kansas City Monarchs

VS.

Chicago American Giants

FEATURING

The Celebrated Speed and Fireball Pitching of

Leroy "Satchel" Paige

AMERICA'S ONE-MAN BALL TEAM

Pitching for

KANSAS CITY MONARCHS



“

I use my single windup, my double windup, my triple windup, my hesitation windup, my no windup. I also use my step-n-pitch-it, my submariner, my sidearmer, and my bat dodger. Man's got to do what he's got to do.

- Leroy Satchel Paige

Game Called 1:30

PRICE 10¢



**SANTA FE AREA COUNCIL
P.O BOX 287971**

Kansas City, Missouri 64128-7971

A historic Kansas City, Missouri neighborhood. A part of the National Register of Historical Places since 1986. A non-profit organization.

June 15, 2021

Homesteading Authority of Kansas City Missouri
4900 Swope Parkway
Kansas City, Missouri 64108

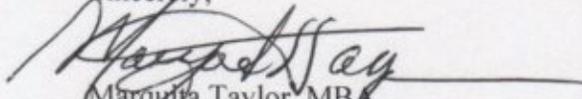
Dear Homesteading Authority,

The entire board of the Santa Fe Area Council want to express our thanks to the Perfect Pitch Team for their interest in restoring the former home of Leroy Satchel Paige. As you know this project is of monumental importance to our neighborhood and the entire Kansas City area. We thank them for recognizing the importance of including the neighborhood in their entire process from developing their team, creation of the project, and future use of the home.

After review of the proposed plans, which incorporate our requested interests detailed in our community benefit agreement, we are hopeful that their team if selected, would work with the neighborhood, and restore the property to once again be an important part of the history of Santa Fe, and in turn understand the critical importance of honoring the legacy of the Paige Family.

Again, thank you to the Perfect Pitch Team for honoring our requests.

Sincerely,


Marquita Taylor, MBA
President



KANSAS CITY ROYALS

June 16, 2021

Homesteading Authority of Kansas City, Missouri
4900 Swope Parkway
Kansas City, MO 64108

Dear Homesteading Authority,

Please accept this letter of support for the Pitch Perfect Collaborative Team in its efforts of redeveloping the former Satchel Paige Family home. Honoring the legacy of Satchel is very important to our Organization – his accomplishments on the ballfields are unmatched, but more importantly, we value Satchel’s leadership and influence in the eventual integration of African American players into the Major Leagues. While Satchel did not pitch forever, the Kansas City Royals feel strongly that his legacy should live forever.

Over the last five weeks, the Pitch Perfect Collaborative Team has exemplified what Satchel stood for. They have been inclusive in their process, intentional in their details and visionary toward the community-at-large. Their expertise in historic redevelopment and community engagement is impressive and we feel strongly that this team will be able to lead a successful fundraising campaign to fully fund their vision for the home.

We applaud the efforts to-date and are proud to provide our support toward this Team.

Sincerely,

Kyle Vena
Vice President, Community Impact



June 16, 2021

Homesteading Authority of Kansas City, Missouri
4900 Swope Parkway
Kansas City, MO 64108

Dear Homesteading Authority:

The Negro Leagues Baseball Museum (NLBM) is proud to offer this letter of support of the Pitch Perfect Collaborative Team's (PPCT) bid to redevelop the former home of the legendary Leroy "Satchel" Paige. In many respects, Satchel was to Black Baseball what Babe Ruth was to the Major Leagues. He was the Negro Leagues biggest and brightest star and is arguably the greatest pitcher in baseball history.

The fact this baseball and sports icon lived and eventually died in Kansas City is a testament to his love of our great city. To see his former home in such an extreme state of disrepair has been disheartening for the Negro Leagues Baseball Museum (NLBM) for years.

After having the opportunity to review PPCT's plan, the NLBM is more optimistic now, than ever before, that this majestic home can not only be restored but done so in a manner that properly honors Satchel while enhancing cultural tourism and providing an additional level of vitality to the Santa Fe Neighborhood.

We enthusiastically endorse their plan and look forward to assisting in this important effort to ensure that Satchel's legacy plays on forever. Thank you, in advance, for your consideration. If you have any questions or need more information, please do not hesitate to contact me.

Sincerely,

Bob Kendrick
President

DEVELOPMENT TEAM REFERENCES

URI | AUTHENTICITYCITY

Eileen Weir, Mayor

City of Independence, MO
816.536.7638; eweir@indepmo.org

Jason Parson, CEO

Parson + Associates
816.216.6571; jason@parsonkc.com

PLX, CORP.

Chip Robertson, Former Chief Justice

Missouri Supreme Court
573.230.4665; chip.robertson@me.com

Ron Slepitz, President

Avila University
816.501.3751; ronald.slepitz@avila.edu

GOULD EVANS

Gary Sage, Board Member

Thank You Walt Disney, Inc.
Former Research & Policy Officer,
Economic Development Corporation of Kansas City
816.215.0526; gsageaukamp@gmail.com

Pete Cowdin, Co-Founder

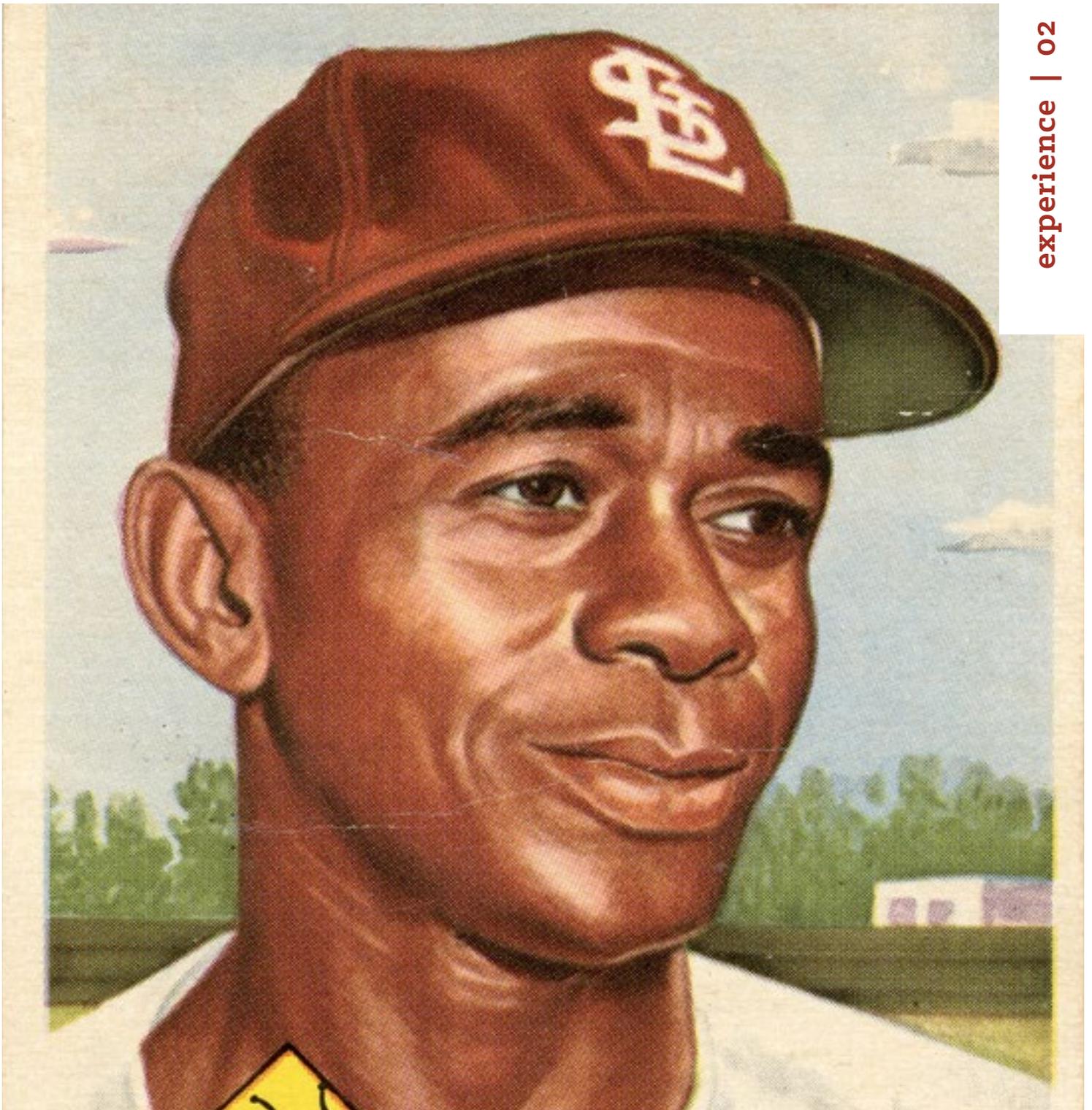
The Rabbit Hole
816.492.7915; pete@rabbitholekc.org



02 |

qualifications & experience

Significant effort has gone into assembling the best line up of team players, with the expertise, passion, and wherewithal to turn this community dream into a reality. We know how to do this and we want to do it.

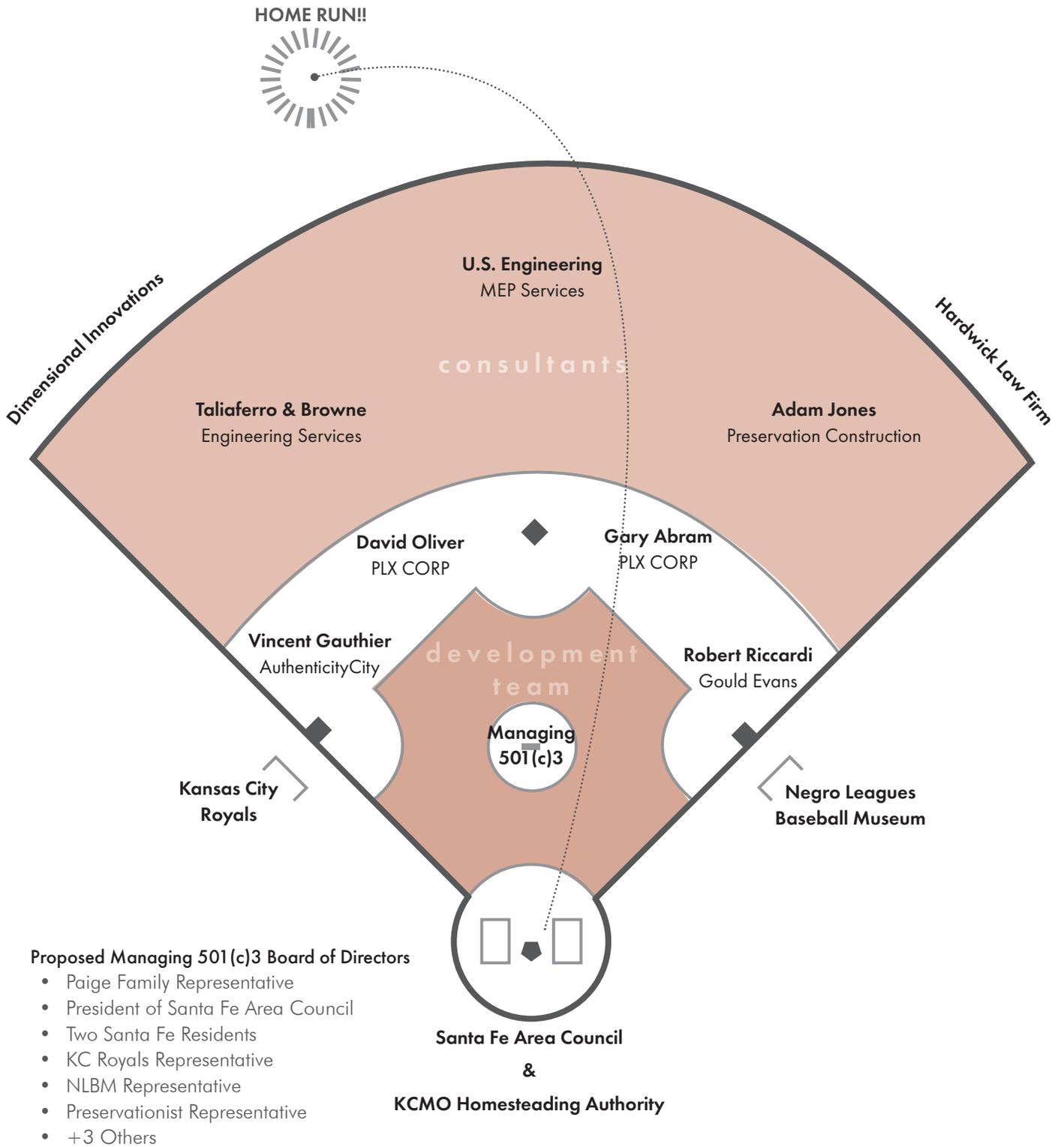


“Tales of Paige’s exploits and persona, his blurry fastball and pinpoint control, his showmanship and bravado, his knack for creating drama and holding audiences attention even in blowouts filled the pages of Black newspapers and spread through communities across the country—growing taller with each retelling—transforming Paige into a fabled figure.

- from *Our Team* by Luke Eplin

pitcher ST. LOUIS BROWNS

TEAM ORGANIZATION



PITCH PERFECT KC - DEVELOPMENT TEAM

AUTHENTICITY CITY: SPECIALIZING IN SPECIAL COMMUNITIES

Vincent Paul Gauthier founded URI | AuthenticityCity in 2003 to strategically address urban redevelopment initiatives in the greater Kansas City area. Their focus as an owner-developer has been in overseeing the creation of strong neighborhood-focused developments, including market rate and affordable rental properties, as well as historic and new infill condominiums with mixed-use amenities and public green spaces.

Historic Preservation

With over 30 years of experience in the field of historic preservation as a State Historic Preservation Office (SHPO) architect, a National Park Service Park Ranger at an historic site, a municipal preservation planner, and the developer of a dozen building utilizing historic tax credits, historic preservation is not just a profession it is a passion.

Strategic Planning

From a regional perspective to the neighborhood block level, URI | AuthenticityCity discerns realistic priorities as the first step in engaging specific larger planning or design initiatives. Strategic planning initiatives have been undertaken for both nonprofit and for-profit portfolios, with positive long term outcomes.

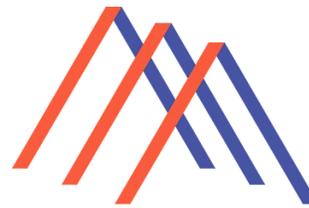
Among URI | Authenticity City’s award-winning developments are several Kansas City area projects, including:

- 30 Gillham Row
- Historic Battery Lofts
- East Market Row
- Urban Coeur Offices & Showroom
- Historic Maple Avenue Apartments
- 40 Penn Row
- Triangle Park featuring the Filling Station Cafe

QUICK FACTS:

LOCATION: Kansas City, MO

SERVICES: Historic Redevelopment, Infill Development, Property Analysis, Strategic Planning, Community Coaching



PLX CORP

PLX CORP was founded when David Oliver introduced Gary Abram to the idea of joining him in creating a new type of think tank: one that would leverage their complimentary skills and experiences to benefit the various boards in the Kansas City region. David brings an unparalleled career in leading and advising non-profits and Gary offers his entrepreneurial and consulting expertise. Each has been deeply engaged in non-profit and for profit organizations.

Driven by the mantra, “Plan. Lead. Execute.” PLX offers innovation and tools to improve governance, recruitment, accountability, process, visioning, internal controls, risk management, leadership development, and analytics.

Plan. Lead. Execute.

Co-founder Gary Abram has been described by the KC Star as a “serial entrepreneur,” having started at least five businesses and helped many others launch. Obsessed with discovering why some teams do better than others, Gary sits on boards whose missions are higher-ed, healthcare, careers for the disabled, and social justice.

Co-founder David Oliver practices law with Berkowitz Oliver LLP but his passion is working with boards, with particular interest in issues of diversity, belonging, inclusion, and equity for the betterment of the region. His board commitments are too numerous to list. A select few of particular relevance are listed on his resume on the following pages.

QUICK FACTS:

LOCATION: Kansas City, MO

SERVICES: Business & Leadership Consulting

gouldevans

Driven by a deep sense of curiosity and the pursuit of meaningful outcomes, we view the project process as a partnership between stakeholders, users, community members, and the design team.

We want to embark on this process with you to generate ideas that manifest your vision in physical space.

This culture of curiosity sums up why we ask and why your answers matter.

We tailor our approach to your design challenge, yet our goal is always to create places that transform their surroundings, engage their communities, sustain their environment, and support your mission.

HOW WE GOT HERE

Gould Evans was founded in 1974 by Robert Gould and David Evans, two former classmates from the University of Kansas School of Architecture who shared a passion for regional architecture and design.

They established a general practice firm in Lawrence, Kansas, with strong connections to region and community. From these roots and a driving entrepreneurial spirit emerged multiple studios in locations across the United States.

They were not conceived as branches, but as design centers in their own right with the local leadership, flexibility, and nimbleness to respond to local opportunities.



COMMUNITY ENGAGEMENT

We are committed to supporting and enriching our community. Here is a select list of community and non-profit organizations with which we are involved.

- Charlotte Street Foundation
- First Hand Foundation
- KC STEM Alliance
- Halo Foundation
- Bridging the Gap
- Operation Breakthrough
- Literacy KC
- ReStart
- KC Pet Project
- Village KC
- Urban League of Greater Kansas City

QUICK FACTS:

LOCATION: Kansas City, MO

SERVICES: Architecture, Interior Design, Urban Planning, Landscape Architecture, Graphics/Branding

KEY CONSULTANTS



Taliaferro & Browne, Inc.

Founded in 1968, Taliaferro & Browne, Inc. (T&B) is a professional services firm practicing in the areas of civil and structural engineering, landscape architecture, land surveying, urban planning, and inspection. Their firm boasts 60 staff members, including 23 engineers, four licensed professional surveyors, seven survey technicians, and four survey crews. With offices in Kansas City and St. Louis, Missouri, T&B's work has touched all phases of Kansas City's development from the smallest of projects to some of the more recognizable construction projects in the City's recent history.

Taliaferro & Browne understands the needs and concerns of diverse stakeholders involved in all aspects of public and private project development.

They have repeatedly been listed among Kansas City's 25 largest engineering firms by the Kansas City Business Journal. Having performed successfully for multi-level government agencies, private developers, design consultants, commercial clients, and community leaders, T&B understands the needs and concerns of diverse stakeholders involved in all aspects of public and private project development.

QUICK FACTS:

LOCATION: Kansas City, MO

SERVICES: Civil Engineering, Structural Engineering, Landscape Architecture, Surveying, Urban Planning



U.S. ENGINEERING

U.S. Engineering's "cultural norms" include Selflessness + Humility, Care + Trust, Understanding + Acceptance, and Improvement + Ownership. These values extend beyond their offices and job sites because the entire team at U.S. Engineering is committed to supporting the people around them.

As they build better facilities, they also want to build better communities. U.S. Engineering encourages individual team members to get involved in the organizations they feel passionate about, and each year, the company directly supports over 30 charitable organizations that focus on at-risk and low-income families, health care and medicine, youth programs, and the arts.

U.S. Engineering is growing, and they see giving back to their communities as more than a priority. It is their responsibility.

They constantly look for new ways to optimize, improve upon and drive the evolution of your mechanical systems and facility while keeping costs low. From renovations and retrofits to rapid response, quality assurance, and maintenance, they integrate full-service offerings. Each project can be customized to meet your specific needs and encompasses a continuum of long-term mechanical solutions and service.

QUICK FACTS:

LOCATION: Kansas City, MO

SERVICES: MEP Installation, Facility Management, Commissioning, Construction Management

KEY CONSULTANTS

ADAM JONES

Preservation Construction Consultant

Adam Jones received a Bachelor of Fine Arts degree from the Kansas City Art Institute in 1982. While still in school, he began working as a carpenter and contractor, and after graduation went on to establish his own business as an architectural designer and general contractor specializing in renovation and reuse of existing buildings, particularly historic preservation. He has worked as both a consultant and developer on a number of significant adaptive reuse projects, and is today recognized as one of the region's leading authorities on the restoration of historic properties. He also has significant experience in working with environmentally challenged properties and has had a long-term involvement with the redevelopment of brownfield sites.

Adam has worked locally, regionally, and internationally. His focus in Kansas City has been in the Crossroads, the Westside, the West Bottoms, and is currently actively involved in redevelopment in the 18th and Vine Jazz District. He is particularly interested in building and sustaining livable communities and neighborhoods, especially as they relate to food and culture. In a past life, Adam and his wife Noori owned two cafes in the Westside; today Adam provides organic produce and construction services to countless restaurants in Kansas City's urban core. Adam is a longtime board member of Westside Housing, a 45-year-old community development corporation whose motto is "We work at the intersection of home, health, energy, and equity."

QUICK FACTS:

LOCATION: Kansas City, MO

SERVICES: Historic Property Construction and Restoration, Brownfield Redevelopment



The Hardwick Law Firm is one of the most distinguished minority and woman-owned finance, corporate, real estate, and transportation law firms in the nation. Dynamic and nimble, the Hardwick Law Firm is well known for its efficient and expert client representation and support. Since its inception, the Hardwick Law Firm has been an innovative and forward-thinking firm with a focus on excellence and creative legal solutions. The firm strives to deliver the highest quality services to its clients, all while being smart, strategic, and trusted advisors through the journey of each transaction.

Dynamic and nimble, the Hardwick Law Firm is well known for its efficient and expert client representation and support.

The Hardwick Law Firm, LLC is a certified Minority Business Enterprise and Disadvantaged Business Enterprise that was established by Kansas City native Herbert E. Hardwick in 1991. Since its inception, the Hardwick Law Firm has creatively represented public and private clients in all aspects of real estate transactions throughout the nation. For it, the seasoned and innovative attorneys in the firm's Real Estate Practice Group, specifically Allison Bergman, at the Hardwick Law Firm have earned a reputation for excellence and have been recognized as leaders on a national, state, and local level, including Chambers USA, a recognized international attorney review publication, Best of the Bar, and by Thomas Reuters as Kansas/Missouri Super Lawyers.

QUICK FACTS:

LOCATION: Kansas City, MO

SERVICES: Real Estate Law, Tax Credits, Permit Approvals



Dimensional Innovations (DI) is an interpretive design, build, and technology firm dedicated to creating immersive and engaging experiences for their clients and their audiences. They are master planners, visitor experience strategists, exhibit designers, storytellers, architects, craftsmen, engineers, technology designers/developers, and installation technicians working as one team in 210,000+ square feet of design and maker space.

Together they are makers and innovators of experiences that get remembered. For over 25 years, they've been taking clients from remarkable ideas to remarkable results

Together, they are makers and innovators of experiences that get visited, remembered, and talked about. For over 25 years, they've been taking clients from remarkable ideas to remarkable result, around the country and beyond. They are turnkey—they build what they design, which gives their design team a strong understanding of engineering, pricing, and execution. This translates into better communication, a smooth project experience, and overall time and cost savings.

As a team full of young parents themselves, they understand what tickles the fancy of visitors young and old—what makes an experience special, exciting, and memorable that will bring them back again and again. They've done this for museums, zoos, sports arenas, and hospitals around the nation.

QUICK FACTS:

LOCATION: Overland Park, KS

SERVICES: Experiential Design, Fabrication, Design/Build





VINCENT GAUTHIER

Managing Co-Developer

Education

Master of Real Estate Development,
Harvard University

Master of Science, Urban Planning,
University of Tennessee

Bachelor of General Studies,
Architecture and Humanities,
Tulane University

Registration

Licensed Realtor: MO

American Institute of Certified Planners
Retired

Involvement

Land Bank Agency of Kansas City
Board of Directors

Preservation Action
Board of Directors

Kansas City Riverfront Heritage Trails
Board of Directors

National Museum of Toys & Miniatures
Board of Directors

Experience

18 year with current firm

31 years overall

Contact

vincent@authenticitycity.com

816.213.0637

Vincent is the founder and president of Urban Realty Interests, Inc. (URI) and AuthenticityCity, based in Kansas City, Missouri. Incorporated in 2003, URI has provided services in developing private real estate portfolios, crafting amenities for public venues, offering past leasing brokerage, and consulting on incentive-based urban redevelopment projects. Vincent has spent much of his career as an owner-developer overseeing the creation of affordable and market rate rental properties, as well as historic and new infill condominiums with mixed-use amenities and public green spaces.

As sole proprietor of URI, Vincent has concentrated on property acquisition, contextual new construction, public/private financing, and heritage planning, all with a focus on community participation and education.

Among the boards on which he has served are the Land Bank Agency of Kansas City, American Planning Association Kansas City Chapter, American Institute of Architects–Kansas City, Preservation Action, the Kansas City Riverfront Heritage Trails. For over a decade he served on the board of the National Museum of Toys and Miniatures, and as Chairman oversaw the museum’s recent multi-million-dollar renovation and rebranding.

SELECT EXPERIENCE

Historic West 9th Street – Kansas City, MO

Easement Baseline Data Reports

Triangle Park Development – Kansas City, MO

Including the Filling State Cafe and Sculpture Garden

Historic Maple Avenue Apartments – Independence, MO

Historic Redevelopment*

Downtown Kansas City Riverfront – Kansas City, MO

Redevelopment Plan*

**experience with a previous firm*



GARY ABRAM

Co-Developer

Education

Bachelor of Science, Education,
University of Central Missouri

Involvement

University of Central Missouri
Alumni Foundation Board

St. Mary's Medical Center
Board of Directors

Job One
Vice Chair, Board of Directors

Legal Aid of Western Missouri
Board of Directors

Experience

7 years with current firm

43 years overall

Contact

gary@plxcorp.com

816.365.1866

Since leaving the minor league farm system of the Pittsburgh Pirates in 1973, Gary has spent his entire career on the front lines of new and innovative organizations serving a variety of public and private needs, including:

Founded Cooperating Plan Management to administer the first self-funded medical insurance pool in the Greater Kansas City area. Currently the Pool represents over 3500 members in four Missouri school districts.

As founding partner of HCap International, established a practice that included sixteen partners whose expertise covered virtually every aspect of management, including human resources, financial, organizational development, process, business development, marketing, and governance.

As the first Executive Vice President of Development at Eagle Global Logistics, established a number of "firsts" including: instituted Eagle University, a development initiative that included e-learning; oversaw reorganization of H/R Department that included a new comp plan, new information system; developed the first comprehensive sales training program; developed a management training program; instituted regional training for operations; converted the Quality program to a Performance Management department focused on relevant business metrics; introduced contemporary development curriculum; established first system of succession planning; and melded human capital assets to company strategic planning.

Co-authored and published *Distance to the Green*, a management and self-development parable that was cited in USA Today as a "Best Bet." Authored "Be A Pipe," a treatise on leveraging relational capital. Published "Alvin's Way," a short pictorial aimed at high school athletes and their parents using mindfulness as a starting point for dialogue and improved performance.

As president and founder of Partners Group, successfully built an executive search and management-consulting boutique that became the exclusive in-house consultants for a major GE Capital global reinsurer.



DAVID OLIVER

Co-Developer

Education

Juris Doctorate,
Boston University
Bachelor of Arts, History,
Haverford College

Involvement

Aligned
Founding Board Member
MRI Global
Chair, Board of Directors
William Jewell College
Board of Trustees
De La Salle Charter School
Chair, Board of Directors
Nonprofit Connect
Advocacy Committee
Arts KC
Advocacy Committee
Teach for America, KC
Advisory Board
DIBS for Kids
Founding Board Member
Friends of Alvin Ailey
Board of Directors
Startland
Advisory Board

Experience

22 years with current firm
40 years overall

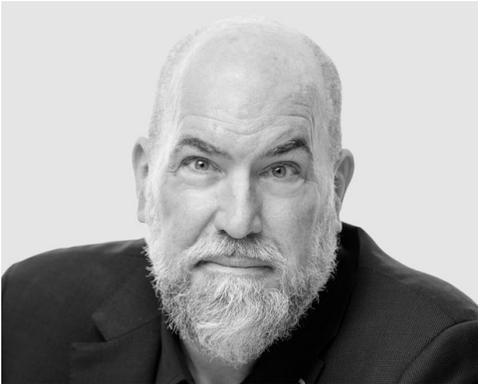
Contact

david@plxcorp.com
816.805.4055

David is a partner in PLX CORP, a think tank offering innovation and tools to improve governance, recruitment, accountability, visioning, internal controls, risk management, leadership development, and analytics. PLX helps companies diversify and strengthen their boards and implement best practices in board/management relations. Governance is governance, whether the company is for profit or “for purpose” (a term that’s used in place of “not for profit”). He has a particular interest in issues of diversity, equity, inclusion, and belonging in building a better community in our region.

He is also an attorney with the Kansas City law firm Berkowitz Oliver LLP. The firm does civil and white collar criminal trial work. He chaired the management committee of the firm for thirteen years. He has handled a variety of business disputes on behalf of clients in state and federal courts. He is a trained mediator because he believes lawsuits are not the best way to settle disputes and should be a last resort. He has also served as a special master in state court.

His civic activities have focused on pediatric health, urban education from early learning through higher education, and the arts. He is a senior fellow at the Center for Nonprofit Leadership at the Bloch School of Management at UMKC, and is an adjunct instructor in the EMBA program at the Helzberg School of Management at Rockhurst University.



ROBERT RICCARDI, AIA, LEED AP
Co-Developer & Design Leader

Education

Master of Architecture,
Yale University

Bachelor of Architecture,
Tulane University

Registration

Licensed Architect

LEED Accredited Professional

NCARB Certified

Involvement

American Institute of Architects

KC Global Design

Experience

15 years with current firm

29 years overall

Contact

robert.riccardi@gouldevans.com

816.516.8596

Robert's blend of design sensibility, intellectual curiosity, and personality benefits every project he touches. He has the rare ability to understand the various layers that exist within a single design opportunity, resulting in architecture that is truly multidimensional.

A gifted design leader, Robert engages clients and motivates his fellow designers. They are inspired by his belief that great design can make a difference and every project brings the potential for positive change. In turn, he is inspired by clients who are willing to engage in a process of mutual discovery, who challenge the design team to think deeply and solve problems in a manner that's unexpected and delightful.

SELECT EXPERIENCE

Thank You Walt Disney – Kansas City, MO

Laugh-O-Gram Studio Historic Building Renovation

Pearl River Valley Opportunity Inc. – Columbia, MS

Head Start Early Education Facility

4200 Penn – Kansas City, MO

Adaptive Reuse of Historic Building into Office Space

Garney Construction – North Kansas City, MO

Adaptive Reuse of Historic Warehouse into Office Space

The Rabbit Hole Explor-a-Storium – North Kansas City, MO

Adaptive Reuse of Historic Warehouse into Experiential
Children's Museum

Flying Truss – Kansas City, MO

Adaptive Reuse of Historic Rock Island Bridge into Hospitality Space

Odyssey House Louisiana – New Orleans, LA

Tonti Campus Historic Renovations

Harmony Neighborhood Development – New Orleans, LA

Mixed-Use Urban Infill Development Prototype Studies

Union Street Residences – New Orleans, LA

Mixed-Use Development/Residential Addition

Maple Street Residences – New Orleans, LA

Mixed-Use Development/Residential Addition

Leveraging historic resources

Gillham Row Mixed-Use Redevelopment

Urban Realty Interests, Inc. undertook a complex redevelopment of an historic area south of Crown Center associated with the early automobile industry in Kansas City. Through extensive neighborhood engagement, multiple property acquisitions, and the creation of a sustainable URD, a true mixed-use master plan for this urban core brownfield was crafted.

This multi-block project features over 30 unique condominium units, several apartments, two restaurants with patios, open floorplate offices, both institutional and industrial tenants and a privately developed park open to the public in perpetuity. In addition to these varied mixed uses, the development drew on the rehabilitation of both historic and non-historic resources, as well as complementary, modern infill housing, in order to provide attractive choices to people from a wide range of socio-economic groups.

KEY FEATURES:

- Renovation of historic building
- Mixed-use development
- Residential and commercial tenants

CLIENT REFERENCE:

Paul Scott, Past President
Longfellow Neighborhood Association
816.501.4192

Transforming a historic neighborhood

Maple Avenue Neighborhood Redevelopment

In partnership with the City of Independence, Midtown/Truman Road Corridor Association, and the Harry S. Truman Historic District Neighborhood Association, the private development entity of Cohen-Esrey Housing Partners (CEHP) undertook the transformation of one of the region's most important neighborhoods. Ten existing apartment buildings and a utility building within a concentrated two block area were extensively rehabilitated in accordance with the Secretary of Interior's Standards and all LI HTC-related regulations. In total, over \$5 million was invested in this National Historic Landmark area, while creating an award-winning mix of affordable and market rate housing. Among the honors for the Maple Avenue Apartments was the 2002 Governor's Award for Affordable Housing.

**This project was completed by Vincent Gauthier while with a previous firm*

KEY FEATURES:

- Development within a National Historic Landmark area
- Renovation of historic buildings
- Public-private partnership

CLIENT REFERENCE:

Eileen Weir, Mayor
City of Independence, MO
816.536.7638; eweir@indepmo.org

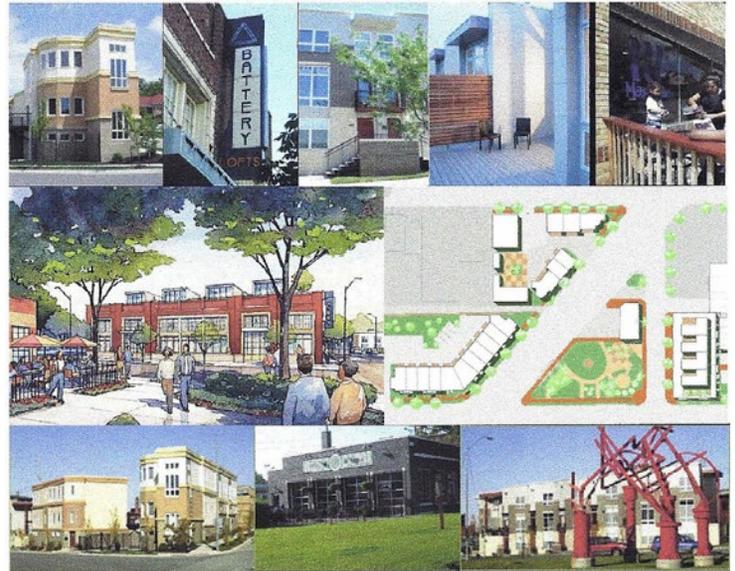
Reinvesting in the community

Woodlawn Historic District Redevelopment Plan

The Historic Natchez Foundation, in conjunction with the City of Natchez, crafted a major redevelopment plan for one of the most important neighborhoods in the State of Mississippi. As has proven out over the last decade, this commitment to proper planning has resulted in a significant reinvestment in this area. The focus of the Foundation was to extensively survey and analyze each property to determine whether it could be rehabilitated under the programs that the foundation and the city had secured.

This ten block area had suffered major disinvestment, but now has new streets, sidewalks and improved utility infrastructure. Numerous properties have been redeveloped utilizing Section 42 LIHTC Tax Credits. These credits combined with federal historic tax credits allowed the large amount of rehabilitation work to be undertaken. In addition to overseeing the historic district designation, the Foundation and the City work extensively with community leaders to address additional community-focused issues.

**This project was completed by Vincent Gauthier while with a previous firm*



KEY FEATURES:

- Historic building evaluations
- Historic tax credits
- Extensive community engagement

CLIENT REFERENCE:

Larry Brown, Past Mayor
 City of Natchez, MS
 601.359.7002



Reviving a lost legacy

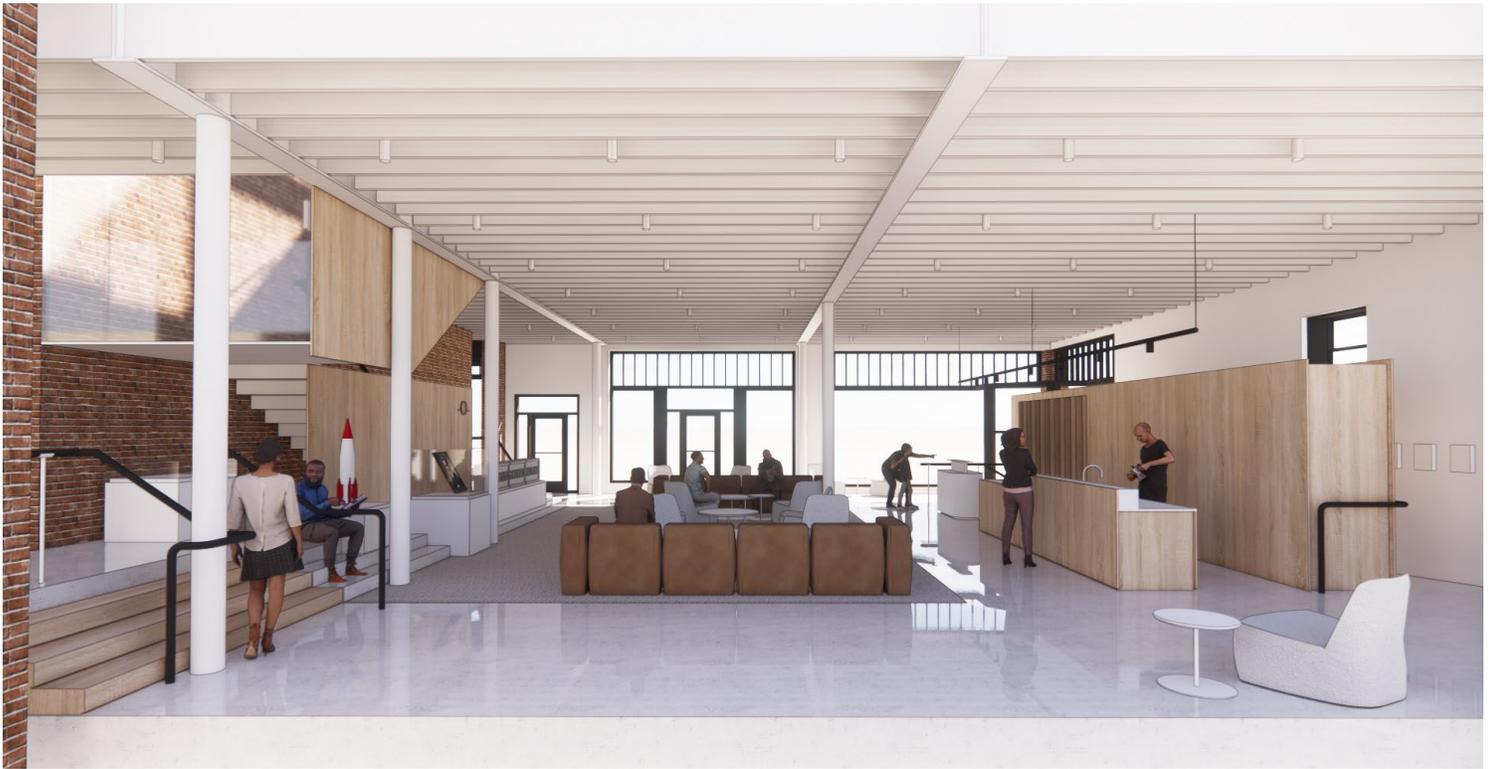
Laugh-O-Gram Studio Renovation

KEY FEATURES:

- Renovation of historic building
- Budget-conscious design and construction
- Fundraising support

CLIENT REFERENCE:

Butch Rigby, Founder & Chairman
Thank You Walt Disney, Inc.
butch@screenland.com



Located on 31st Street, a block east of Troost, the original location of Walt Disney's Laugh-O-Gram Studio launched the careers of some of the most significant animators in entertainment history during the 1920s. However, after decades of neglect and years of redevelopment efforts that lacked real momentum, Walt Disney's history in Kansas City was largely lost.

“

Troost has been that dividing line, not only race but poverty as well. Our hope is to provide opportunities for folks in this neighborhood for high-paying [digital media] jobs.

- Gary Sage, Thank You Walt Disney Development Leader

We are currently partnering with Thank You Walt Disney, Inc., to restore the structure to its previous glory, using the creative approach of combining for-profit and nonprofit programming to broaden the sources of potential revenue for the project and its connection to the surrounding community. Now in the fundraising stage, the facility will ultimately include a special exhibition space of Disney artifacts, a recreation of Disney's original studio, 50-seat screening room for lectures and movies, welcome center, KC IMAGINE training center, and co-working space.





A celebration of brand and values

KIPP KC Endeavor Academy Renovation

KEY FEATURES:

- Budget-conscious design and construction
- Adaptive reuse of existing building
- Facility to support under-served populations

CLIENT REFERENCE:

Jana Cooper, Executive Director
KIPP KC
816.241.3994; jcooper@kippkc.org

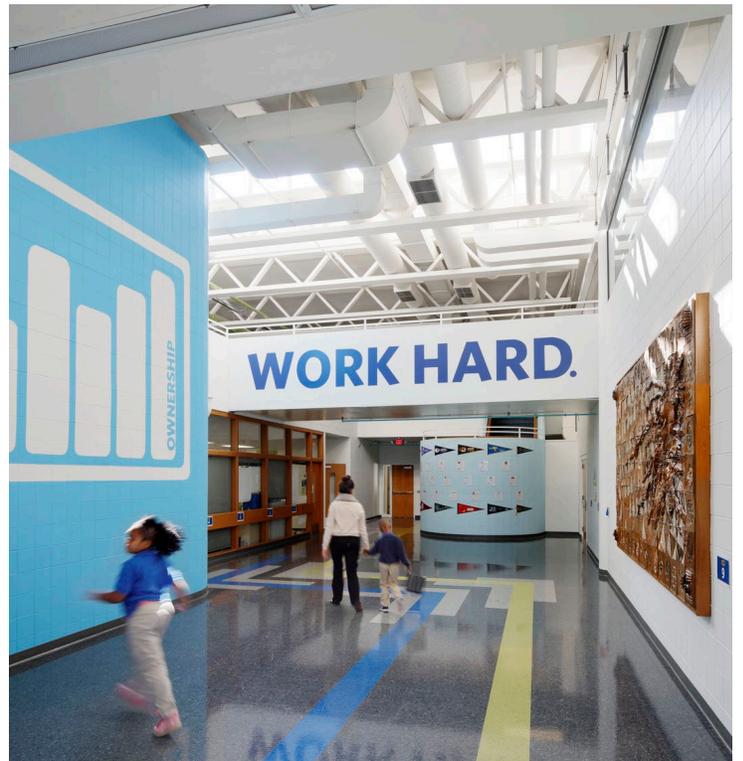


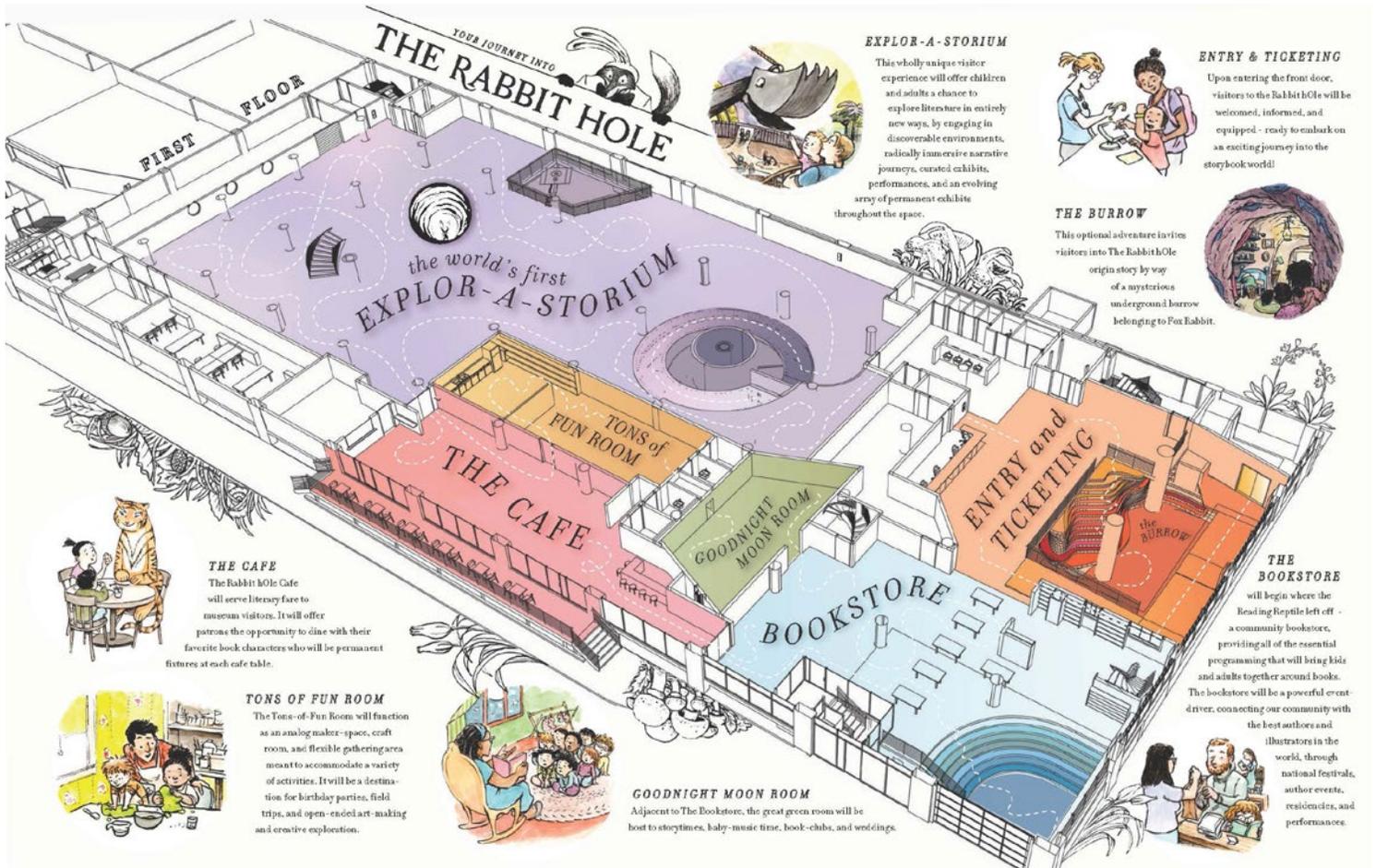
We worked with KIPP KC to renovate an existing community college building, expanding their capacity to a full 3-section K-8 charter school upon final build-out. Graphics were utilized extensively to celebrate the KIPP brand and values while enhancing wayfinding and orientation. This budget-conscious strategy also celebrates the unique character of the existing building, including the exposed structure, utility systems, and clerestory lighting.

“*I continue to be impressed with [your] vision and insight... keeping these solutions simple and sensible... with the client’s limited budget in mind.*”

- Robert Radford, Client Representative

Recognizing the value that family-school relationships play in student success, the renovated front entry creates a strong sense of hospitality—the design invites and encourages family members to take a more active role in their student’s education. They’re made to feel welcome.





Creating an immersive experience

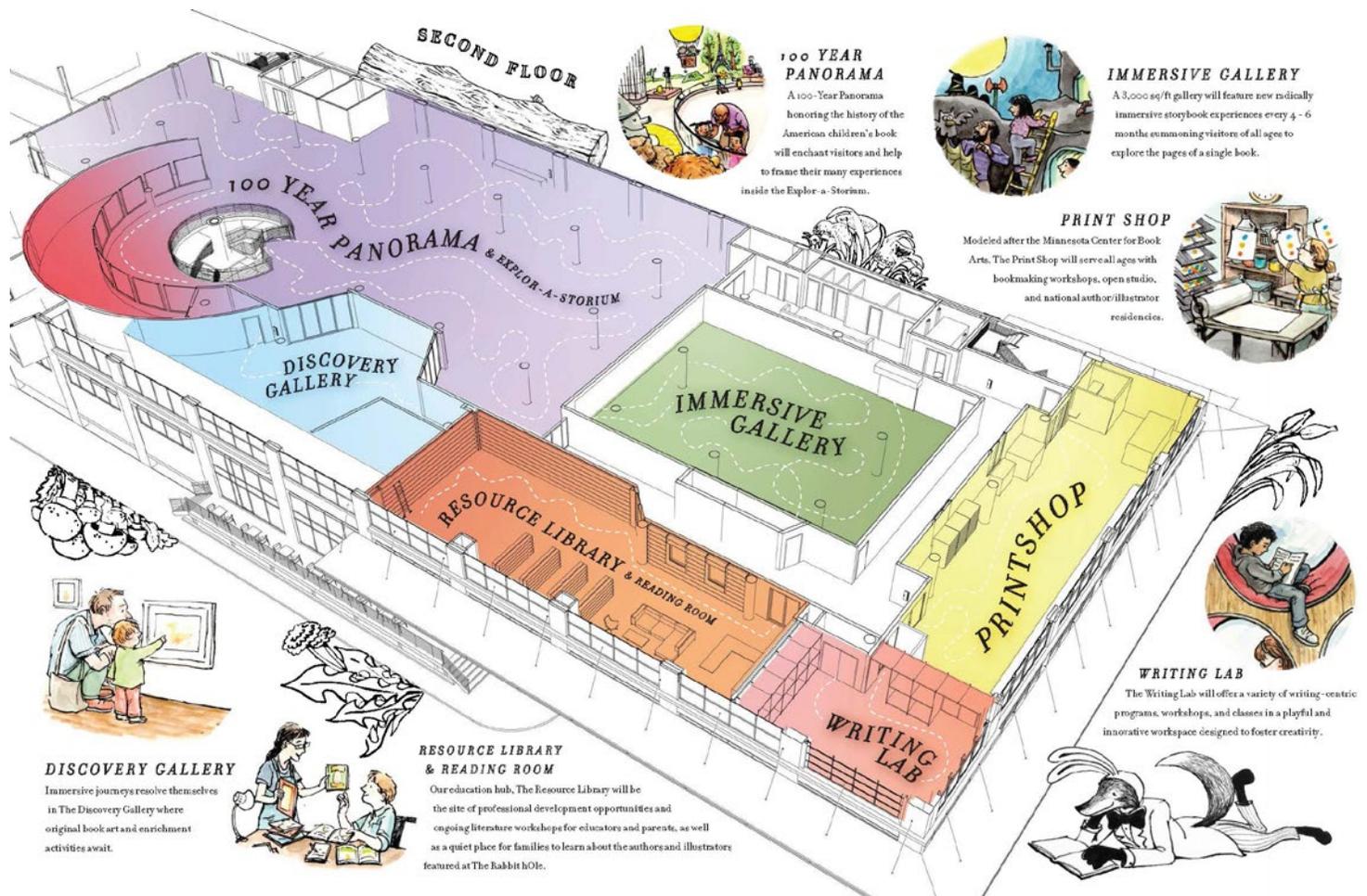
The Rabbit Hole Explor-a-Storium

KEY FEATURES:

- Historic building renovation
- Adaptive reuse of existing building
- Budget-conscious design and construction
- Fundraising support

CLIENT REFERENCE:

Pete Cowdin, Co-Founder
 The Rabbit Hole
 816.492.7915; pete@rabbitholekc.org



The Rabbit Hole is a non-profit organization founded by Debbie Petid and Pete Cowdin, who are co-owners and operators of the Reading Reptile, a children's bookstore that has been a Kansas City staple for nearly three decades.

Gould Evans is currently working with The Rabbit Hole to adaptively reuse an existing warehouse to create a one-of-a-kind immersive children's museum. The Rabbit Hole Explor-a-Storium is meant as a new museum experience centered around literature, providing a storybook wonderland and national center for children's books.

03 | management approach

Pitch Perfect KC will bring a fully integrated approach to managing the development process, and subsequently transferring operational control to the newly formed Satchel Paige Home 501(c)3. This process will require engaging our expert partners to ensure that the resulting redevelopment is done in the highest quality manner possible, with an emphasis on long-term maintenance and upkeep. The work will be completed in accordance with the Secretary of Interior's Standards for Rehabilitation and with eye on smart sustainable solutions. Focusing on MBE/WBE team members and local neighborhood constituents will also be an important aspect of our approach to the construction process and overall project management.

WRIGLEY FIELD - CHICAGO

OFFICIAL SCORE CARD

"SATCHEL PAIGE DAY"

SUNDAY AFTERNOON, JULY 18, 1943



LE ROY "SATCHEL" PAIGE

“

He worked tirelessly to build himself into an individual enterprise. Barely a decade into his professional career, the man who once pitched for lemonade had evolved into baseball's foremost headliner. Paige's legend proved so compelling that mainstream publications that otherwise turned a blind eye to the Negro Leagues began to take notice.

- from *Our Team* by Luke Epplin

HISTORIC RENOVATIONS

Our team's experience in preservation, restoration/renovation, and expansion is extensive and varied. Many of our renovation projects include facilities listed on the National Register of Historic Places, as well as Historically Significant projects. We have worked with State Historic Preservation offices on the Truman Presidential Library & Museum, the Gaunt House, Northwest Missouri State University, and Ft. Leavenworth.

Some of our historic renovation experience includes:

- Truman Presidential Library & Museum Renovation, Independence, MO
- Historic Beta Theta Pi Fraternity House Renovation / Expansion, Lawrence, KS
- Historic Gaunt House Renovation, Northwest Missouri State University, Maryville, MO
- Historic Housing Renovation, Ft. Leavenworth, KS
- Historic Eldridge Hotel Renovation, Lawrence, KS
- Historic Schumacker Residence, Lawrence, KS
- Historic Innes Residence, Lawrence, KS
- Historic Riggs House, Lawrence, KS
- Bell Hall Renovation, Ft. Leavenworth, KS
- Grace and Holy Trinity Cathedral Master Plan and Fellowship Hall Addition, Kansas City, MO
- Historic Lawrence Arts Center Building Evaluation and Renovation / Addition, Lawrence, KS
- Heart of America United Way Renovation, Kansas City, MO
- Historic Gumbel Building Renovation, Kansas City, MO
- Historic Navarre Building, Denver, CO
- Historic Riley County Courthouse Renovation, Manhattan, KS
- Historic Santa Fe Depot, Lawrence, KS
- Historic Ozark National Life Insurance Company, Kansas City, MO
- Uptown Theater Renovation, Kansas City, MO
- The Historic District at 18th & Vine, Kansas City, MO
- The Empire Theater Restoration/Renovation, 42nd Street, New York, NY
- Sterling College, Cooper Hall Renovation & Addition, Sterling, KS
- SMS Historic Properties Conservation Easement Baseline Data Reports, Kansas City, MO
- First Baptist Church of Independence Property & Structural Analysis, Independence, MO
- Independence Square Multi-property Tax Credit Analysis, Independence, MO
- Historic Structures and Landscape Report for the U.S. Ambassador's Residence in Regents Park, London, UK*

- Marlborough Neighborhood, Neighborhood Catalyst Plan, Kansas City, MO*
- American Enterprise Group Headquarters Historic Rehabilitation, Des Moines, IA*
- Battery Lofts Historic Rehabilitation and Infill Development, Kansas City, MO
- Downtown United State Postal Service Center Historic Property Deaccession Consultation, Kansas City, MO*
- HABS Standard Drawings of the Melrose Playhouse at Natchez National Historical Park, Natchez, MS*
- Old North Knoxville Historic District Design Guidelines, Knoxville, TN*
- Grant Administration of Frank Lloyd Wright's Fabyan Villa, Batavia, IL*
- Grant Administration of the William Jennings Bryan Home, Salem, IL*
- ADA Adaptive Drawings for Frank Lloyd Wright's Dana-Thomas House, Springfield, IL*
- Illinois & Michigan Canal Ottawa Toll House Technical Drawings, Ottawa, IL*

**Experience of a team member with a previous firm*

SUSTAINABLE DESIGN

Sustainable design is fundamental in our practice, our project work, and our internal culture. How to do more with less is always a strategic focal point throughout our design process. We will approach the redevelopment of 2626 E. 28th Street with a holistic integrated design, working to reduce demand on urban infrastructure and natural resources. Our goal is always to find sustainable and efficient ways to create optimal environments within buildings that meet the needs for building efficiency and the health of visitors and staff.

Our dedication to sustainable design practices is cultural to our organization, evidenced by the fact that Gould Evans is a cosignatory of the Architecture 2030 Challenge (which seeks to make all new construction carbon neutral by the year 2030) and many of our associates are LEED Accredited Professionals, honoring our commitment to drastically reduce the energy consumption of our clients' projects.

Inspired by our AIA 2030 Commitment, we analyze the energy use intensity (EUI) for each of our buildings in detail, examining baselines, reviewing targets, and comparing predicted and actual energy consumption. Building on support from our sustainability consultants, our efforts focus on optimizing energy use without

compromising design, budget, safety, or performance. We gather and compare data on energy efficiency measures and successes in each of our completed projects to apply to future project processes.

We strive to meet and exceed our clients' sustainability/green standards and goals on every project. We have completed over 30 buildings that are LEED certified or pursuing certification, including a number of which are Gold and Platinum status. Our goal is to always design inventive, sustainable, energy-efficient buildings which are carefully detailed and incorporate the latest features in "building science." We want to reduce the impact on the environment while providing our owners with buildings that require significantly less maintenance over their life cycle. We work with owners to specify materials, systems, and detailing that minimize the vulnerability of the building envelope. While every component requires different schedules of maintenance, we aggressively pursue the most effective options from early on in the process.

SOCIAL JUSTICE

As important as environmental and energy stewardship are to our team, we also understand that true sustainability (as in the continued vitality of a community of people) must acknowledge a social justice component. Pitch Perfect's inclusion of social justice as a dimension of sustainability is intended to help in the understanding of the goal of helping to create a long-term vital community.

At the building scale, structures supporting social justice are designed and operated to maximize efficiency and reduce energy waste—to create a healthy, positive impact on the community and the environment. At the personal scale, this redevelopment recognizes the needs, health, dignity, and human potential of all people who encounter the Satchel Paige family home. This applies equally to all, including volunteers and guests.

We use this social justice-informed design structure to evaluate how design and development decisions will impact those that occupy this home at any given time. Is the space comfortable, safe, and secure? Does it contribute to the health of those who enjoy it and help build a sense of community? We will use this framework to find solutions to ensure that the Satchel Paige family home demonstrates a commitment to social justice in its physical space, while simultaneously empowering the building and its tenant organizations to fulfill their mission efficiently and effectively.

M/WBE & VETERAN-OWNED BUSINESS PARTICIPATION

Pitch Perfect KC is committed to establishing, maintaining, and promoting meaningful contractual partnerships with Disadvantaged Business Enterprises (DBEs), Minority-owned Business Enterprises (MBEs), Women-owned Business Enterprises (WBEs), Veteran-owned Business Enterprises (VBEs). We value cultural differences and strongly support policies and practices that are designed to foster an environment in which all employees, consultants, and stakeholders in the Kansas City community are full participants. This includes the immediate neighborhood, as well.

Pitch Perfect KC's leadership has historically teamed with DBE firms and strive to meet or exceed the DBE goals of any project we are awarded. Our inclusion of primary partners Taliaferro & Browne (civil and structural engineering) and the Hardwick Law firm (organizational and development legal services), along with numerous other contractors and consultants to be defined, will ensure broad participation in critical roles throughout this redevelopment. These partnerships will be undertaken with the important input of the Santa Fe Area Council, the National Trust for Historic Preservation, and other vital advocates.





04 |

development approach

Each redevelopment project is special, but some happen to be more special than others. This particular project is in rarefied territory. As such, our team and its professional partners will take extraordinary care in preserving the genuine essence of this home and the legacy for which it stands. Deep listening to neighbors, family members, and projected tenants so that we may fully grasp the optimal approach to this restoration will be our foundational tenet. From there, we will employ the best methods for construction and long-term maintenance to ensure operational sustainability. This will be a holistic, historic undertaking centered on honoring both this beautiful building and the broader community.



“

In an era when racial oppression hardened across the south. . . Paige was freewheeling and footloose—burnishing his legend in sandlots and stadiums across the country. . . Paige resonated as a representation of mobility, self-determination, and defiance.

- from *Our Team* by Luke Epplin

EXISTING CONDITIONS

The house at 2626 E. 28th Street was purchased by Satchel Paige in 1967. The house exchanged ownership a couple of times after 1984 and was eventually damaged by a fire in 2018. The house was purchased by the Kansas City Homesteading Authority in 2019 and structurally stabilized.

After years of vacancy and neglect, we see the unique opportunity to restore this historic property to its previous glory, while elevating the legacy of Satchel Paige and creating a self-sustaining resource for the entire community.

2017



2021



2017



2021



A LEGACY PROJECT

PURPOSE

In conjunction with the neighborhood, Pitch Perfect KC and its financial partners will create a new center to honor the legacy of Satchel Paige and his family. This involves creating a self-sufficient model for managing the site after the historic rehabilitation is completed, with the charge of sharing the amazing story of Paige’s life for years to come.

Of Kansas City’s global cultural icons (think Harry Truman, Walt Disney, Charlie Parker, and Satchel Paige, among others) only President Truman’s legacy has been fully realized as a local treasure. We now have an opportunity to do something similar with one of the greatest baseball ambassadors of all time, Leroy Robert ‘Satchel’ Paige.

Our proposal intends to capitalize on an opportunity to make real a vision to memorialize and celebrate this nearly mythical athlete—by using his family home as an instrument to captivate the imagination of a place and time in Kansas City history—all while looking forward to advance a message of hope and aspiration.

Pitch Perfect KC’s mission is to preserve the residence while creating a sustainable, actionable game plan to propel this important community asset and critical narrative long into the future. This team was specifically built to ensure this foundational stability that will allow us to leverage civic-minded cultural and business organizations from the Kansas City community that share our passion.

The following proposal will detail that vision with a keen eye on:

- Preservation of the home
- The importance of neighborhood
- The place of the home and neighborhood in the fabric and heritage of our community
- The importance of the legacy on an national and international level; the creation of a must-see destination for visitors and locals alike
- The inextricable place of sports and baseball in Kansas City as embodied in the Satchel Paige story
- The importance of creating a financially viable and living testament to the legacy
- A Kansas City point of pride that celebrates one of America’s genuine icons by sending an important message about social justice

GOVERNANCE

Upon its selection, Pitch Perfect KC will establish a single purpose limited liability entity to oversee the redevelopment of the historic Satchel Paige residence. During the redevelopment process, a separate 501(c)3 nonprofit will be established and charged with the ongoing operation and maintenance of the property after it is placed in service. It is envisioned that the newly formed 501(c)3 will be comprised of members of the Santa Fe Area Council, a representative of the Paige family, a representative of the redevelopment team, and members of the at-large community. The creation of the Satchel Paige Home non-profit will be a community-driven and sanctioned process. The Pitch Perfect LLC/LLP will provide the Satchel Paige home nonprofit a triple net 20-year master lease for the exclusive use of the property. The master lease will be crafted in alignment with the Santa Fe Area Council’s Community Benefits Agreement. Per IRS regulations, both entities will make a 168(h) election prior to either entity filing its first tax return to ensure legal tax compliance. With the master lease and IRS elections in place, the development team will be able to utilize both federal and state historic tax credits as a significant equity component of the overall financing capital stack.



Based upon the historic tax credits and strong philanthropic support, the intent is for the Pitch Perfect KC development team to deliver the master lease to the nonprofit unencumbered by any development debt service. Additionally, an endowment will be established to assist with both ongoing operations of the property, including regular exhibit improvements, and needed neighborhood enhancements. It is also recommended that an advisory board be established to assist the nonprofit and help further its mission. This group of advisors would be comprised of individuals interested in honoring the Satchel Paige legacy, as well as promoting and enhancing the physical, social, and cultural assets of the greater Santa Fe neighborhood.

PROPOSED PAIGE FAMILY HOME 501(c)3 SPECIFICS

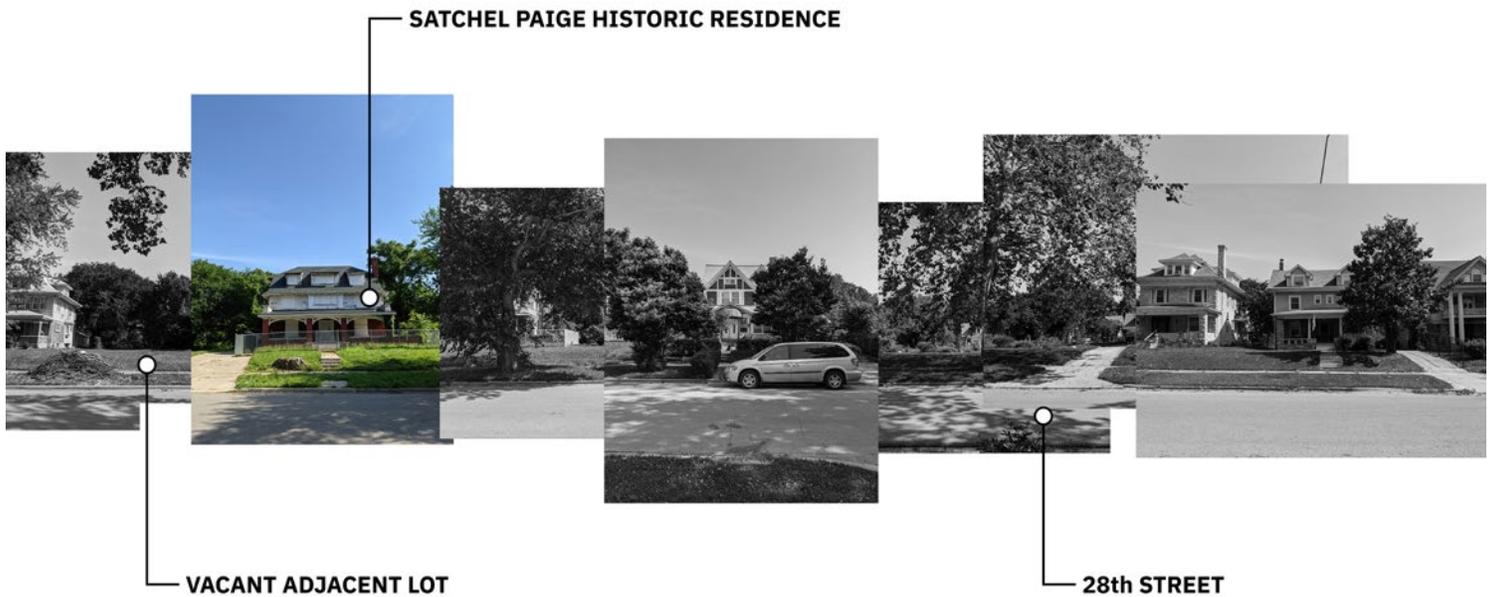
Although Pitch Perfect KC is recommending a hyper-locally controlled board to oversee the operations of the site, it is understood that the driving force on the final configuration will be the neighborhood and community partners. The board members may likely include:

- Paige family representative
- President of Santa Fe Area Council
- Two Santa Fe neighborhood residents
- Kansas City Royals representative
- Negro Leagues Baseball Museum representative
- Historic preservationist representative
- Up to three others (possibly major donors)

ASSETS

With the restoration of the historic property at 2626 E. 28th Street, the Santa Fe neighborhood’s current enhancement efforts could be further catalyzed, leading to initiatives to recognize and improve more important homes, including those of civil rights leaders, musicians, and other sports stars, including that of the incomparable Buck O’Neil.

A heritage trail could be developed to tie together additional sports-related assets like the YMCA (Buck O’Neil Education Center), Negro Leagues Baseball Museum, the former site of Municipal Stadium, Forest Hills cemetery, Satchel Paige Stadium, and the Satchel Paige home, along with other historical and cultural assets in the area—including building upon Kansas City’s incredible distinction as a UNESCO Creative City for music.



THE SACHEL PAIGE HOME

The home restoration should include a number of “certain” features:

- Site improvements for outdoor events
- Community meeting space
 - » Catering kitchen for events
- Office for Santa Fe Area Council
- Permanent Satchel Paige exhibit
- Period decor and art
- Revenue generation
 - » Coffee house
 - » DEI training
 - » Leasable office space

Other possibilities:

- WeWork-style space
- Resident heritage program
- Acquisition of neighboring vacant lot to the west
- Carriage house addition to building grounds
 - » Could include a residential unit for a care-taker or resident scholar/entrepreneur

Other possible revenue sources:

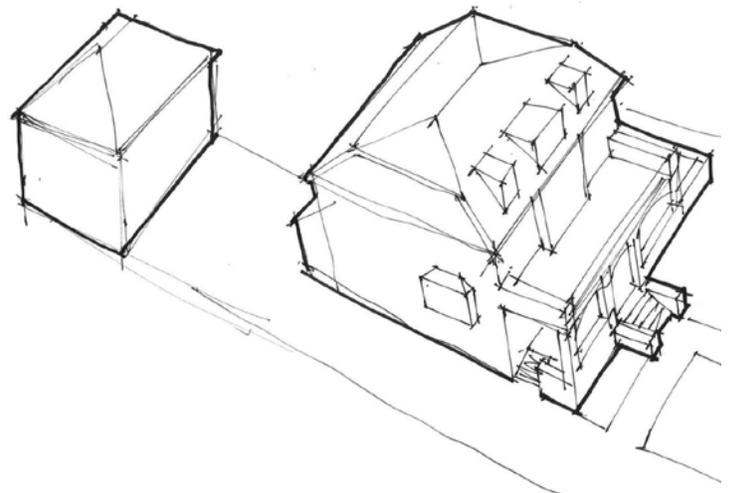
- Merchandise
 - » Books
 - » Memorabilia
 - » Video
 - » Charlie Hustle gear
 - » DEI training modules
 - » Heritage-related guided tours
 - » Art
- Membership
- Fundraisers
 - » Santa Fe Art Festival
 - » Jazz Festival
 - » Day at the K
- Special events rentals
- Satchel Paige scholars program (grant driven)
 - » Scholarship

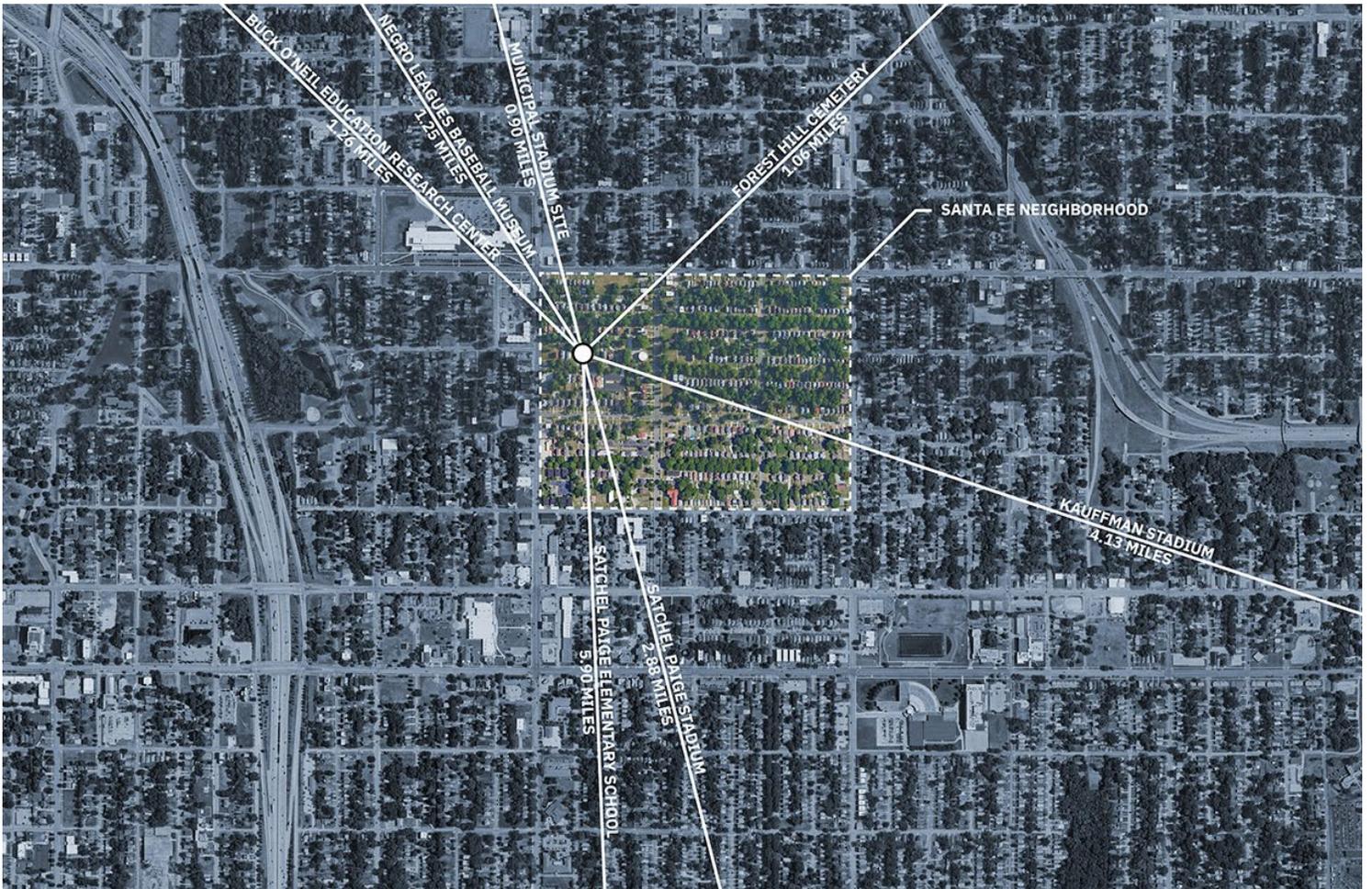
POTENTIAL PARTNERSHIPS

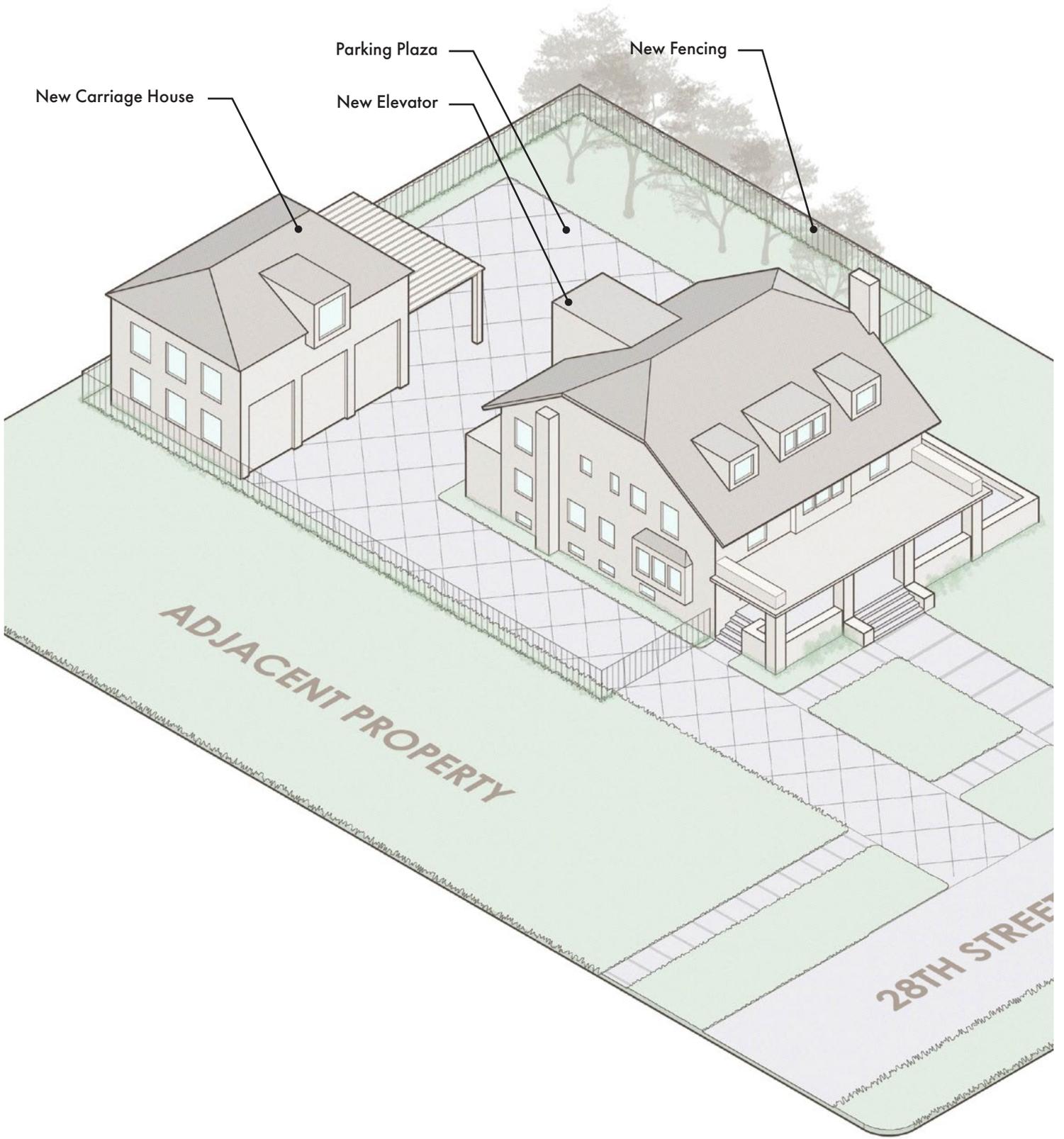
Santa Fe Area Council
 Kansas City Royals
 Negro Leagues Baseball Museum
 National Trust for Historic Preservation
 Haven of Rest Baptist Church and Evangelical Center
 (located across the street from the Satchel Paige home)

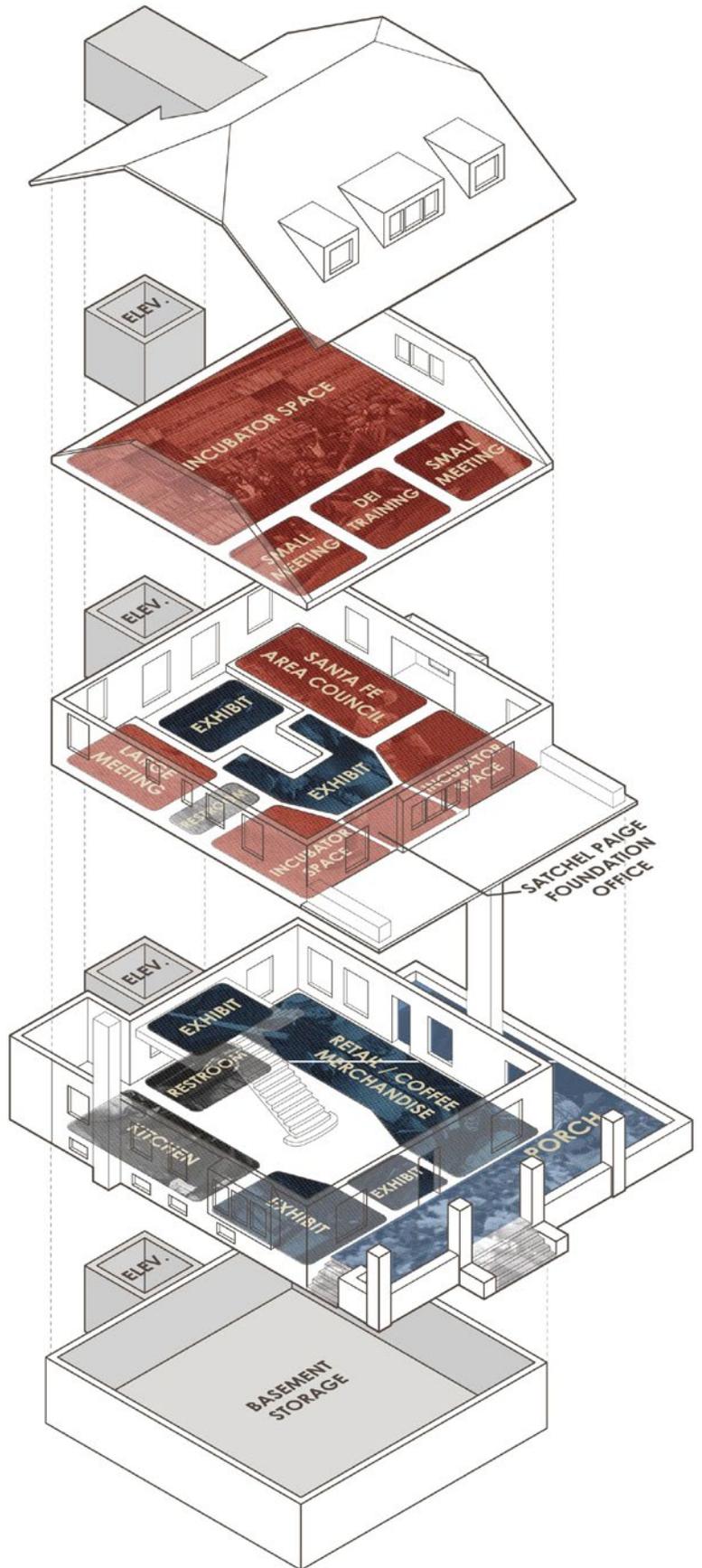
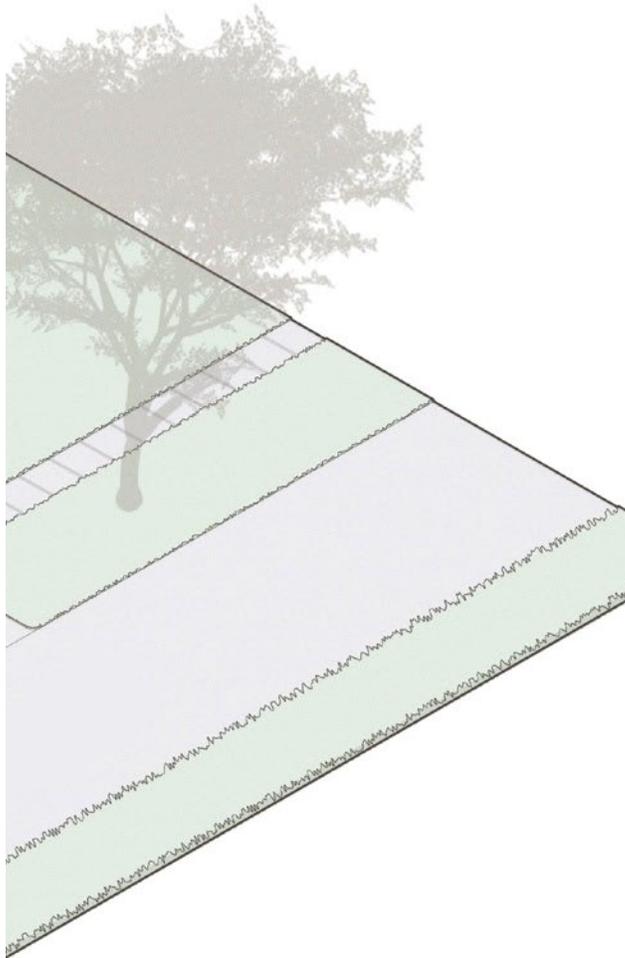
DEVELOPMENT PROGRAM

SITE/GROUNDS	16,500 SF
New Driveway	2,000 SF
New Event Patio/Parking Courtyard	2,000 SF
New Pathways/Sidewalks/Structures	TBD
Landscaping	TBD
 PAIGE HOUSE	 2,875 SF
Basement	
• Storage/Support (HVAC, data, etc.)	1,500 SF
Ground Floor	
• Porch and Deck	1,000 SF
• Exhibit Space	250 SF
• Retail/Coffee/Merchandise	500 SF
• Catering Kitchen	275 SF
• Support/Restroom	150 SF
Second Floor	
• Santa Fe Neighborhood Assoc. Office	250 SF
• Incubator Office Suites	525 SF
• Large Meeting/Community Room	250 SF
• Foundation Room/Exhibit Space	100 SF
• Support/Restroom	150 SF
Attic	
• Open Office/Incubator Space	1,000 SF
• Small Meeting Room	150 SF
Elevator Addition	
• Approx. 8' x 8' footprint on North side	260 SF
 NEW CARRIAGE HOUSE/GARAGE	 1,200 SF
Ground Floor	
• Storage/Utility/Maintenance	600 SF
Second Floor	
• Studio Apartment (optional)	600 SF











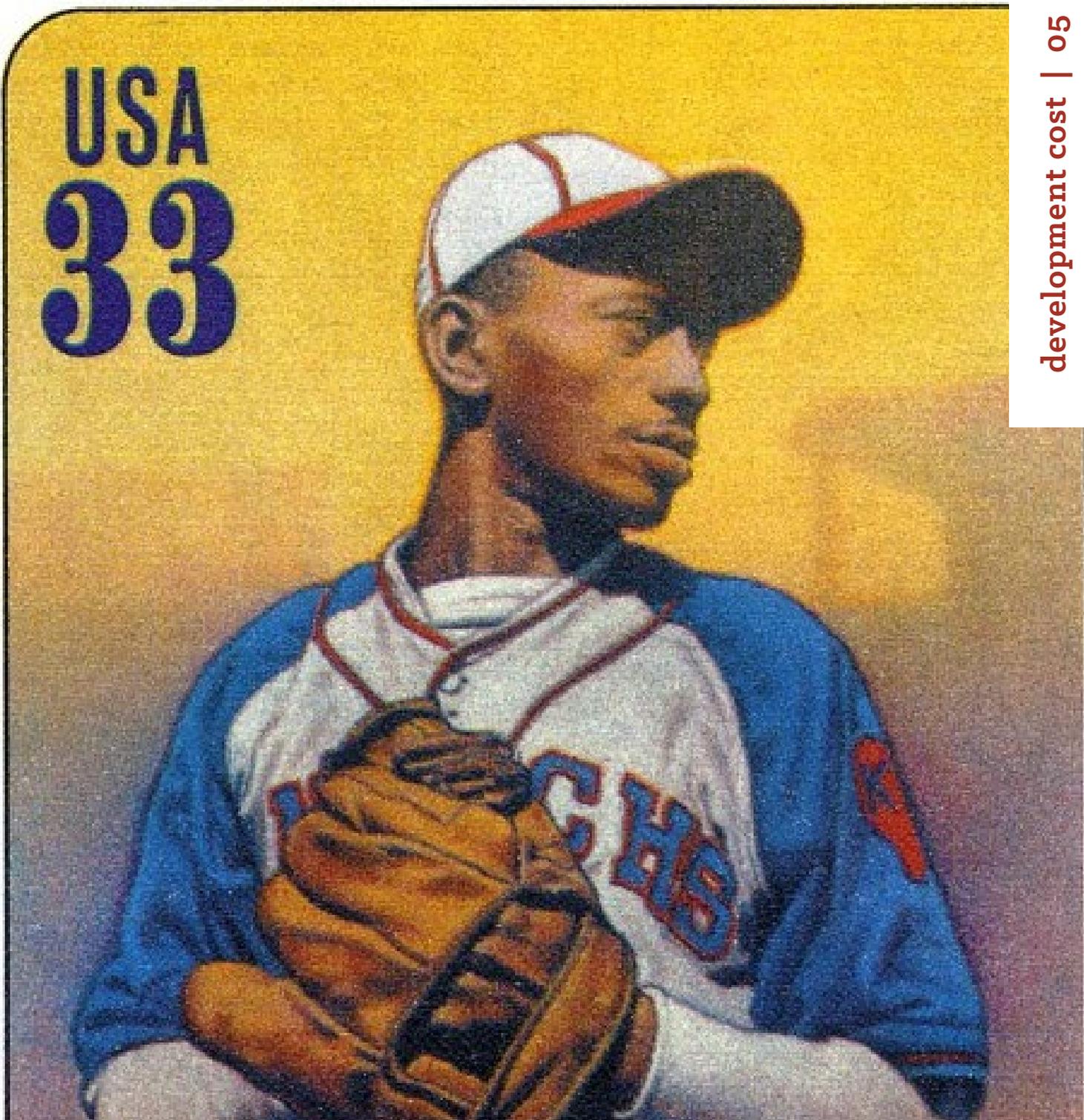
05 |

development costs & funding

Although by most development standards this rehabilitation project would be considered fairly small in size, its visionary potential and cachet has attracted big players with strong interests. Our team has therefore determined to get the absolute best fit for the critical construction component. Thus, upon our team's selection we will create a high bar process for discerning the best local general contractor and subcontractor mix, with expertise in historic rehabilitations at this scale and ability to deliver museum quality finishes. For this very preliminary stage, we have used experienced internal team members and partners to create the initial cost estimating. Further, this desire to be a part of a winning team has drawn strong timely support from Kansas City's philanthropic community. A particular strength of our team members is their direct involvement with these foundational funders and working to bring such pet projects to fruition. This is clearly evident in our support letter from the Royals. With our team's extraordinary success over the years using a critical mix of conventional financing, including historic tax credits, and philanthropic dollars, the crafting of the funding plan for this scale and particular project has been enviable.

USA
33

development cost | 05



“

I was living. I was playing all over the U.S. then, while Ted Williams and Joe DiMaggio were only playing in big league cities. I don't believe there is a place I didn't play—every little town—in coal mines and penitentiaries.

- Leroy Satchel Paige

SATCHEL PAIGE

PRELIMINARY COST ESTIMATE

CONSTRUCTION COST	\$1,735,000
Site/Grounds	\$85,000
Paige House	\$1,450,000
New Carriage House	\$200,000
SOFT COSTS	\$815,000
Home Acquisition (Inc. I.O. Insurance)	\$50,000
Other Property Acquisition, FF&E, Exhibits, and Contingency	\$208,000
Licensing Fees, Developer Fee, HPITC Fees	\$189,000
A/E/P Fees	\$217,000
Organizational/Development Legal Fees	\$96,000
Insurance, Title, Recording, Marketing	\$25,000
Capital Reserve	\$30,000
TOTAL DEVELOPMENT COST	\$2,550,000

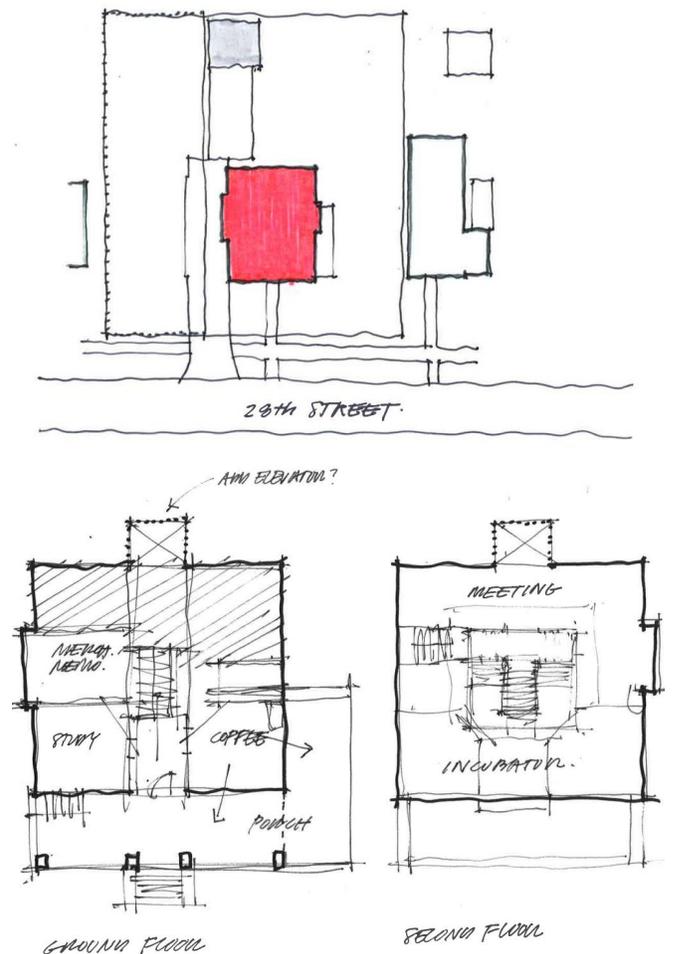
PROJECT FUNDING

Based upon the projected cost estimates and focus areas of the redevelopment, we have strong confidence in obtaining both Federal and State Historic Preservation Investment Tax Credits (HPITC). The HPITC certificates are planned to be syndicated to a local purchaser with a long history in acquiring such credits. These credits are projected to have a slightly higher pricing than in the normal marketplace due to the importance of this project, and if the endowment is established at the time of credit placement the underwriting will be further enhanced as it relates to the five year HPITC compliance period.

With all of these considerations, a significant portion of the equity needed to cover the total project cost will be in place. The remaining portion of the total project cost will be provided by our philanthropic partners. As shared confidentially during a recent tour of the house, and more explicitly noted in their support letter, the Royals and their internal partners “feel strongly” about the success of fundraising. In part this is due to the relatively small amount of funding needed to fulfill the total project cost, and the baseball world’s desire to finally honor the world’s greatest right handed pitcher in an appropriate “forever” way. Completely funded, the emphasis can be on ensuring the development meets or exceeds the envisioned plans.

In the spirit of defining a long-term legacy and with project funding in place, Pitch Perfect KC is also strongly recommending that an endowment be established to assist with the ongoing operations of the Paige Family home under the master tenancy of the newly established 501(c)3. The development will be delivered debt free, and thus the endowment interest can ensure that the property can be perpetually maintained in the manner originally intended. Per the CBA, these monies could be additionally used to assist with evolving Santa Fe neighborhood initiatives.

The endowment also serves a further far-reaching purpose, in that it provides an opportunity for a broader audience beyond our committed funding partners to participate in this winning effort. From local fans to national and international devotees of Paige’s groundbreaking legacy, the endowment provides everyone a possibility of playing a lasting role in this historic story. Finally, to ensure the endowment’s success, Pitch Perfect KC will provide the initial seed monies to establish the endowment and begin the process of working to fill its coffers.



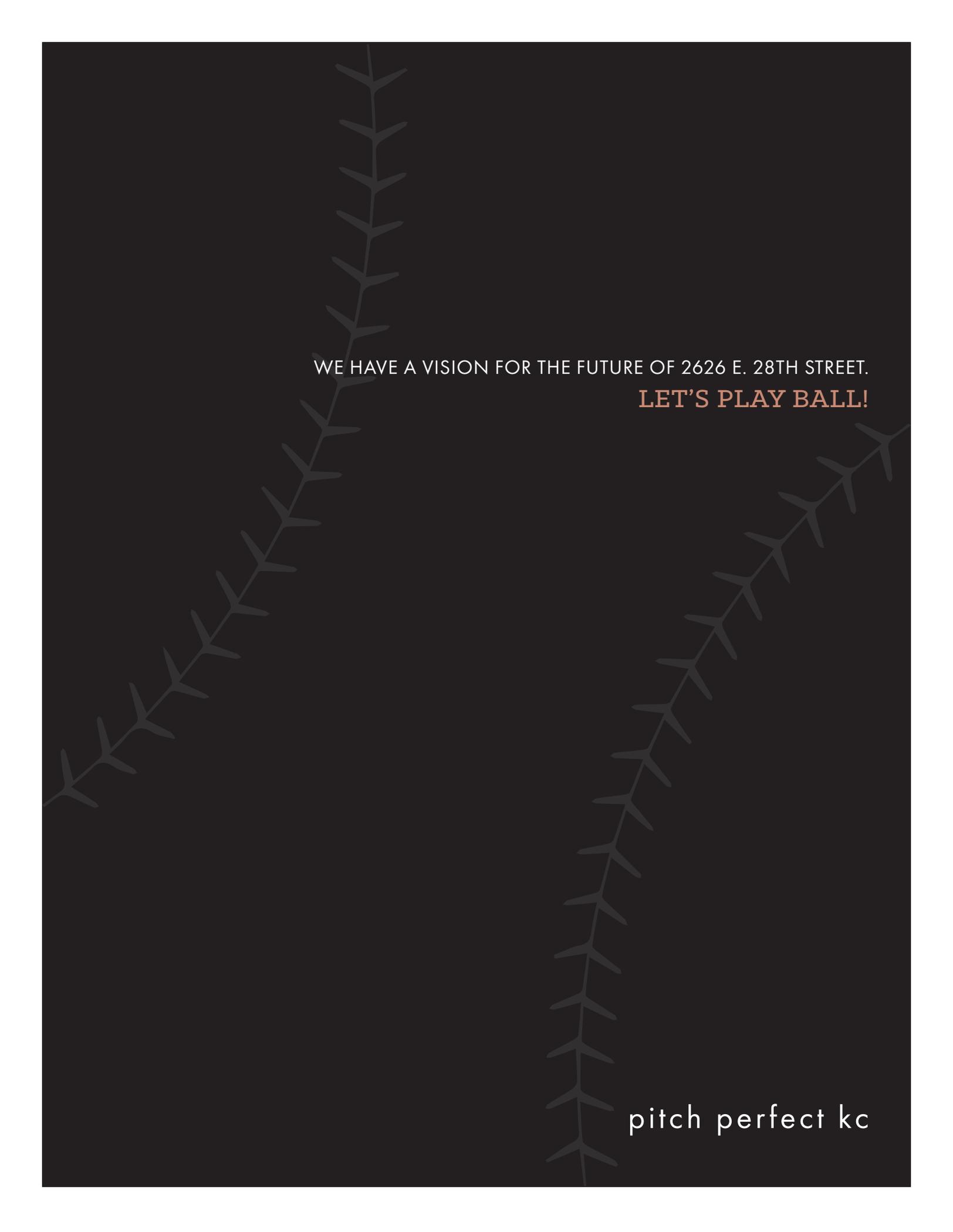


“ The Paige home . . . became a guesthouse for weary relatives, itinerant ball players, and a collection of friends, from Globetrotter clown prince Goose Tatum to boxing dynamo Sugar Ray Robinson. It was also home to 22 hunting dogs, baying beagles mostly. The setting was decidedly urban, but it had the feeling of a farm with chickens, ducks, raccoons, cats, lizards, turtles, and . . . peas, corn, potatoes, green beans, and wild onions in the forest like garden out back. The kids and the grandkids did the planting . . . Satchel supervised from his lawn chair.

The house itself was three stories, the first made of brick while the second and third were white shingles. There was a long porch out front where the family could gather on steamy summer nights, and a dozen spacious rooms with rich hardwood floors and a feel of old money. It was just the feel Satchel was after. Two rooms especially pleased him. The first housed his Chippendales, Wedgwoods, and Chinese antiques. The other his trophy room held gold-bordered testimonials and gold-plated cups bestowed for 40 years of pitching marvels. He loved the kitchen, too, frying up catfish or sizzling burgers the way he had on the road.

Hilton Smith and Buck O’Neil would drop by to talk. So would Ewing Kauffman, the pharmaceutical tycoon who owned the Kansas City Royals and who made sure Satchel had the best seats for the biggest games. People he knew and those he just met were eager to be regaled with stories.

- From *Satchel: The Life and Times of an American Legend*, by Larry Tye



WE HAVE A VISION FOR THE FUTURE OF 2626 E. 28TH STREET.
LET'S PLAY BALL!

pitch perfect kc