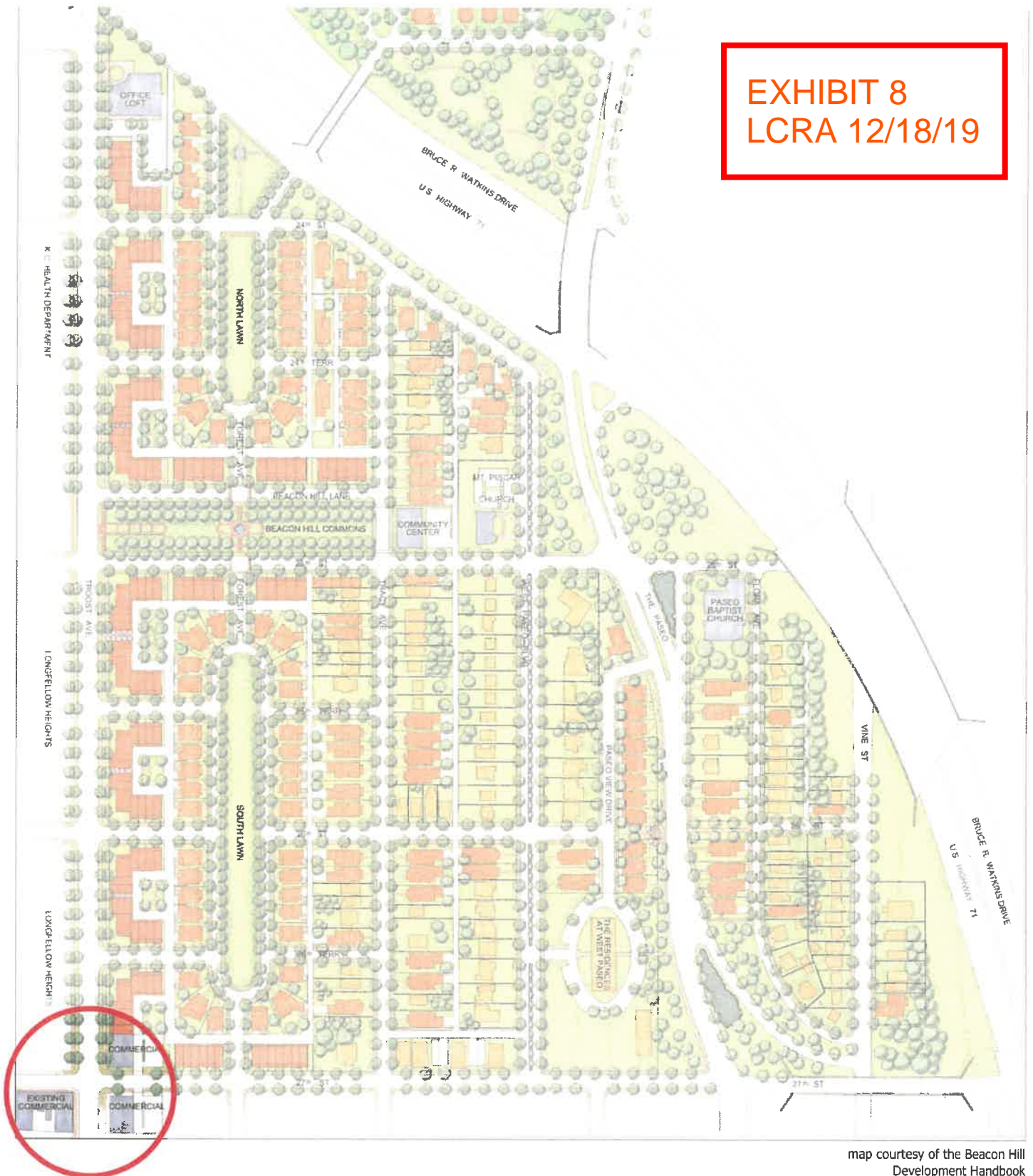


EXHIBIT 8 LCRA 12/18/19



27 + Troost Design Proposal

an RFQ/P response

Exact

design + development





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Exact
1106 East 30th Street, Suite D
Kansas City, Missouri 64109

Caleb Buland, AIA
Partner
Exact Architects
+1 816.785.2265
caleb@exactarchitects.com

To Whom it May Concern

Exact is pleased to present the following proposal for the development of lots on the southeast and southwest corners of the intersection of 27th and Troost Boulevard.

The development and design team has successfully delivered a variety of commercial and residential experiences along the Troost corridor. Between 3000 Troost and The Wonder Shops + Flats, Exact envisioned and executed commercial spaces spanning from healthy food options to a pediatric care center.

Ruby Jeans, sitting on the southwest corner of 30th and Troost, has quickly become a destination food stop. This will continue to thrive with the launch of Grandma's Think Tank, a private small and group meeting space within the building.

Wonder, sitting on the northeast corner of 30th and Troost, has been fully occupied for nearly a year. The 86-units are accompanied by commercial spaces including a wide array of uses. As The Combine - a food destination - and Homeroom Health - a pediatric center - open, Exact will boast a dawn to dusk commercial street-life along Troost.

A few blocks west at Linwood and Gillham, Exact has recently leased all 28-units of the former Acme Cleansing building. This once derelict building - formerly owned by the Land Bank - was a wasteland of water issues, unaddressed environmental concerns, and crime. One year later, it is a fully leased building with more than 5,000 commercial square feet hosting the Kansas City Artist Coalition.

Exact brings our vision for inspiring, creating, funding, and realizing vibrant commercial uses to this now vacant corner of 27th and Troost. With over 20MM invested on Troost already, the teams capacity continues to increase with a new Opportunity Zone Fund capable of financing projects along the Troost Corridor and Beacon Hill Redevelopment Area. We will execute these proposals with our existing capital stack, retaining the option of utilizing alternate financing sources without jeopardizing the project delivery schedule.

Thank you for reviewing this proposal, we look forward to the opportunity.

Best Regards,

A handwritten signature in black ink, appearing to read 'Caleb Buland', followed by a stylized flourish or symbol.

Caleb Buland, AIA
Partner



27 + Troost Proposal

a unique destination blending daily users with long-term residents.

Opportunity

The Troost renaissance needs to be driven by commerce to be sustainable. Troost is at an inflection point where we need to create spaces for unique commercial activity. Our proposal aims to serve as a job hub while offering unique retail experiences, increasing the appetite for users and promoting the virtuous cycle that will continue to grow Troost for years to come.

Concept

Both properties provide approximately 15,000 SF of buildable ground. The relatively small site size offers logistical parking and design challenges in attempting a substantial vertical residential development. Rather than seek a path of maximum density, adding to the current pipeline of residential projects, we propose unique commercial uses on each corner, blended as appropriate with boutique housing options for financial viability. All projects will be fully parked on-site based on existing parking regulations.

We have seen the success of blended commercial uses at 30th and Troost on both the Southwest and Northeast corners. Our depth of neighborhood connections has already yielded multiple commercial tenant concepts that we continue to vet. One concept under review is a unique spa greenhouse concept. This unique concept embraces ecological sensibilities, creates a new destination commercial resource for the city at large, and provides an amenity sorely lacking in the surrounding area. Once fully vetted, this concept could be fully developed on one of these lots.

inspiration



inspiration



site plan



We are also studying the potential of building Educational Technology hub office building. Offering a small scale technology co-working office and training center blocks from the KC school board is a tremendous opportunity to promote a virtuous cycle of quality jobs and increased pedestrian foot traffic along the corridor. This concept could be situated on either site.

Exact has an established track record along Troost of curating quality commercial ventures. Selecting Exact prioritizes our proven ability to bring vibrant commercial uses to Troost.



Financial Approach

Exact offers \$10,000 for the two lots following a 60 day due diligence period including completion of Phase I environment analysis, survey, and soil testing at Exact's sole expense. We believe the long term commercial success of these buildings, and their halo effect sparking additional commercial ventures north and south on Troost will generate far more city revenue than a one time sale of the asset.

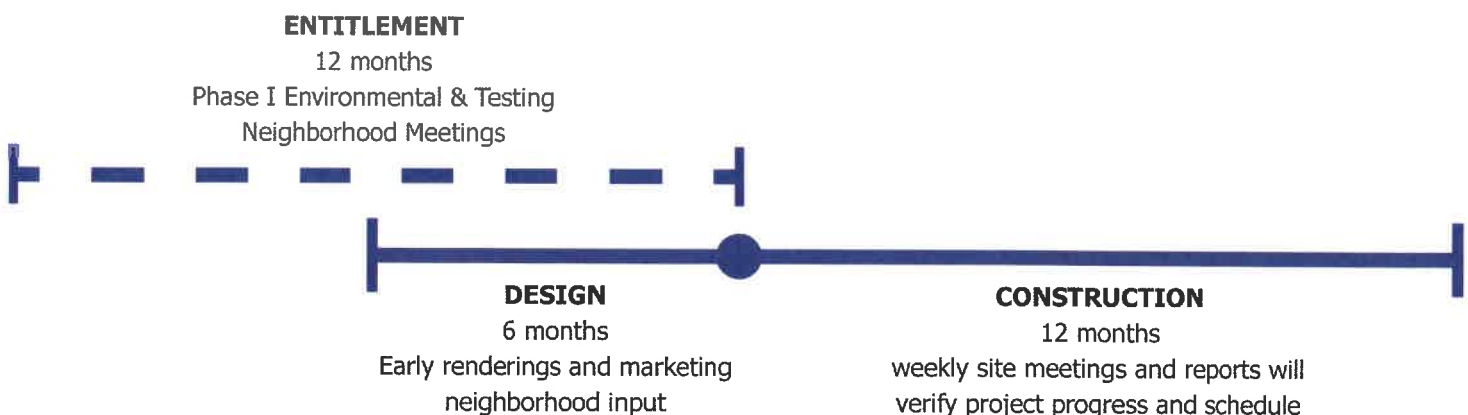
Exact is partnered with Chorus Opportunity Zone Fund, a well-capitalized investment fund managed by Exact's principal, Ilan Salzberg. The Chorus Opportunity Zone Fund has committed the equity necessary to acquire, entitle and build these projects if awarded these lots including, as appropriate, fully funding these projects with cash.

Schedule and Delivery

The project will begin with a 12-month entitlement process, including project award and customary due diligence for a Phase 1 Environmental and soils testing. We will also conduct neighborhood meetings and work with local leaders to ensure a community-driven proposal is realized.

An 6-month design phase is expected with quick design work and expedited plan reviews for building permit. Marketing and leasing material will be available during the entitlement phase to excite the neighborhood and promote a positive vibe towards these vacant lots. Exact will coordinate all design work including facade look/feel, streetscape, and scale with the Beacon Hill Development Handbook. To enrich the design, we will also comply with UR zoning and the Troost Overlay District requirements.

The proposed construction cycle is 12-months from Building Permit to Grand Opening. Exact will competitively bid the design to multiple preferred Contractors and award the project to include all MBE/WBE requirements. A strict turnkey design and construction approach allows Exact and Contractors to deliver buildings on time and on budget.



CHORUS FUND_{LLC}
OPPORTUNITY ZONE
1106 E 30th St Suite D Kansas City MO 64109

August 1, 2019

Exact Partners LLC
1106 E 30th St Suite D
Kansas City MO 64109

RE: 27th & Troost Redevelopment – Kansas City, Missouri

Mr. Buland:

Based on financial and other information provided by Exact Partners, LLC regarding the development of lots located at 2701 Troost Avenue & 2702 Troost Avenue Kansas City MO 64109 ("Project"), Chorus Opportunity Zone Fund LLC ("Chorus Fund") commits to invest the equity funds required to facilitate the completion of the project as planned by Exact Partners.

Chorus Opportunity Zone Fund LLC
("INVESTOR")



By: Ilan Salzberg
Its: Manager

Accepted this 10 day of August, 2019

Exact Partners LLC
("SPONSOR")



By: Caleb Buland
Its: Manager



Exact

First in historic buildings + urban sites

People

Exact has over a decade of experience in creating amazing spaces across commercial, residential, and historic architectural projects. Place is at the core of what we do as architects and builders. Our goal is to envision a wonderful structure for each client. Our delivery team includes a board certified architect, a licensed general contractor, and an entire team of supervisors, engineers, and builders. Together, we offer a strong architectural vision and a clear business organization to bring the project to realization.

CALEB BULAND, AIA



Experience

Exact Architects

Partner

January 2010 - Present

ILAD Architecture + Design

COO

January 2008 - January 2010

HOK

Architect

2005 - 2009

Holland Basham Architects

Project Designer

2004

BOSS Construction

Project Manager

1999-2004

Education

University of Nebraska - Lincoln

Master of Architecture

University of Nebraska - Lincoln

Bachelor of Science

University of Nebraska - Lincoln

Honors Program with focus in Business

Sandler Presidents Club

Presidents and Hiring

Managers Training Program

LEED University

LEED AP sustainable Design

Summary

Strong experience as project executive in architecture, construction, and business. Manage projects from cradle to grave, ensure outcomes align with the market, and complete design, estimate, turnover of new projects. Physically manage the team, cost value analysis, and delivery process. Review strategies and company targets. Strong background with business and projects to effectively manage diverse institutional, multi-family, office, and site work. Review development strategy, proforma, master plan with stakeholders to ensure projects create a successful outcome for all involved.

Development + design build

Lead architecture and design build for HTC, commercial, and multifamily projects. Act as project executive to interface with government agencies, review team proformas, Part of management team. 50 million in annual development that includes neighborhoods, urban high rise and sustainable historic renovations with approval of NPS. Blend design and budgets to develop successful projects across the Midwest.

Business + Design

ILAD with licenses and projects throughout the Midwest. Manage business, structure deals, act as architect in charge of over 200 multifamily units at project locations across the Midwest, multiple estate homes and corporate offices.

Architect at top firm

Architect on large public projects, experience in landscape, retail, office, and civic design. Completed construction estimate reviews and site efforts for structural and design coordination. Worked on firms major projects, earned multiple awards. Projects included Yankee Stadium, Yankee Team Offices, Hard Rock Café, Steinbrenner Steak House, University of Wyoming Club and Suites, University of Washington training facility, and Aloha Stadium Football Renovations.

Developers Architect

Completed multiple designs for institutional buildings, student communities, and a performing arts center. Worked with firm Principals to complete designs and presentations for clients and school boards.

Construction Manager

Design build firm specializing in subcontract design build construction. Managed multiple job sites and project superintendents on a daily basis. Act as business manager tracking high volume sales, creating deadlines, targets, and rewards.



Ilan Salzberg

Mr. Salzberg has been active in real estate for nearly 15 years. He has built, rehabbed and owned and managed residential units and grown a portfolio of commercial properties. The below highlights Mr. Salzberg's recent projects as principal of Exact Partners as well as his work with SC&P LLC, a commercial development firm located in Denver of which Mr. Salzberg is partner.

TU29, Denver

Repositioning of obsolete strip retail into 5,500 SF multi-tenant commercial building and placement of new tenants over multi-year period.

Hogshead Brewery, Denver

Repurpose existing automotive repair garage to a 10-barrel microbrewing facility.

Xavier Office Building, Denver

Repositioning of office with significant deferred maintenance. Renovation included full elevator, HVAC, windows, lighting and TI replacement in 80% of building.

Spano Corner and Valley Farms, Denver

Repurposed blighted greenhouses into multi-phase 30,000 SF Industrial/Flex



Carnegie Arts Residences, Leavenworth KS

Renovation of abandoned schoolhouse into 12 market rate units utilizing Kansas historic tax credits

Ben Day Apartments, Leavenworth KS

Renovation of 25,000 SF abandoned schoolhouse into 25 market rate units utilizing Kansas historic tax credits

HL29 Lofts, St. Joseph MO

Renovation of 40,000 SF schoolhouse into 40 market rate units utilizing Missouri historic tax credits

Wonder Shops + Flats, Kansas City MO

Historic and new market tax credit project to fully utilize 150,000 SF warehouse in Kansas City's urban core housing 87 residential units and 16 commercial suites

West Fountain Lofts & Retail, Providence RI

Existing warehouse space expanded to meet needs of growing commercial tenant, using historic tax credits to redevelop to include 15 lofts and retail.

4 Multi-Family Apartment Buildings, Queens New York

400 units across 4 mid-rise buildings with near 100% occupancy

TYLER ASBY



Experience

Exact Architects
Project Manager
August 2015 - Present

Foutch Brothers, LLC
Project Manager
May 2012 - Present

Education

Kansas State University
Master of Architecture
August 2007 - May 2012

Centro Studi Citta di Orvieto
M.Arch Study Abroad Program
January 2011 - May 2011

Summary

Lead role in the design, documentation, and completion of adaptive reuse and new construction projects. Experienced with on-site coordination including bidding and contracting, quality control, project management, and field design work. Comfortable managing projects from concept to completion, meeting with clients, and presenting innovative ideas to maintain cost and secure desired outcome. Strong background in development and Architect-led design-build projects requiring leadership in government, construction, and business settings. Regional opportunities provide experience across multiple environmental and site conditions, jurisdictions, and delivery models.

Recent Project Experience

Project Manager

Six at Park
54,000 sf office

The Acme
28-unit residential

The Wonder Shops + Flats
86-unit residential
30,000 sf commercial

John Paul II
110-bed university living

HL29
39-unit residential

Design Professional

Hy-Vee Arena
368,000 sf athletic facility

Switzer Lofts
114-unit residential

Carnegie Library
11-unit residential
2,400 sf commercial

National Indoor Training
2,200 sf golf facility

City View
111-unit senior residential

Townhouse Tower
130-unit residential

Blacklodge Recording
12,000 sf music studio

Equitable Tower
147-unit residential
25,000 sf commercial

Horace Mann
30-unit residential

JON KLOCKE



Exact
Architects

Experience

Exact Architects
Project Manager
October 2015 - Present

Foutch Brothers, LLC
Project Manager
May 2012 - Present

Education

University of Illinois
Master of Architecture
August 2009 - May 2011

L'Ecole d'Architecture de Versailles
Arch Study Abroad Program
August 2007 - May 2008

Summary

Project lead with experience in delivering adaptive reuse and new construction projects from conceptual design to grand opening. Background focused in development and design-build projects, with comprehensive knowledge in design, tax incentive coordination, documentation, and construction administration. Experienced in bidding, construction and quality administration, and project management to deliver projects in budget with an effective outcome.

Recent Project Experience

Project Manager

The Station
144-unit Residential
5,000 sf Commercial

The Netherland
118-unit Residential
3,000 sf Commercial

The Monarch
16-unit Residential
6,000 sf Commercial

Broadway Lofts
27-unit Residential

Hestra Office & Warehouse
27,000 sf Commercial

Design Professional

Hy-Vee Arena 368,000 sf
Commercial & Sports Facility

Switzer Lofts
114-unit Residential

The Wonder Shops + Flats
86-unit Residential
30,000 sf Commercial

Stove Factory Lofts
184-unit Residential
14,000 sf Commercial

City View
111-unit Senior Residential

Townhouse Tower
130-unit Residential

Blacklodge Recording
12,000 sf Music Studio

Equitable Tower
147-unit Residential
35,000 sf Commercial

Horace Mann
30-unit Residential

Shelby Lofts
33-unit Residential

BIOGRAPHY

ROBERT D. MAYER

Adjunct Professor, Real Estate, Bloch School of Business, University of Missouri-Kansas City
2017-present

Adjunct Professor, School of Business, Park University, Parkville, Missouri
January, 2009-2016

President, M R Capital Advisors L.L.C.
January, 2002-present



PHONE: (816) 561-5144

EMAIL: MRcapital@planetkc.com

Bob Mayer has taught *Enterprise, Entrepreneurship and Small Business* for the School of Business at Park University, Kansas City. He currently teaches Real Estate at the University of Missouri-Kansas City. He has extensive experience in commercial real estate, including economic development analysis, tax incentives, private loan placement and real estate development. He serves as President of M R Capital Advisors L.L.C. This is an independent Brokerage that works in conjunction with the placement of commercial loans. These loans are placed with various life companies, commercial mortgage backed securities, and other sources of investment capital.

Before founding M R Capital Advisors, Bob served as Vice President and Commercial Loan Officer for the national GMAC Commercial Mortgage Corp. (Kansas City region) for 5 1/2 years. At GMAC, he successfully originated and funded \$200 million in loans for office, multifamily, retail and industrial projects.

In addition to Bob's expertise in commercial real estate, he also has consulted for community development and housing agencies. He has assisted both for-profits and non-profit entities in business development and public incentives.

Bob has consulted and advised on a variety of successful real estate projects, including:

- The View Condominiums and The Pickwick Apartments (pre-development phase) in downtown Kansas City.
- Historic downtown commercial projects in Boonville, MO.
- The Berkeley Condominiums near Kansas City's Country Club Plaza.
- Economic development consulting on a mixed use project in Westport area, Kansas City, MO.
- The Rockhill Greens Senior Housing Project, located on the Baptist/Research Brookside Medical Campus.
- Various multifamily development projects throughout the greater Kansas City area.

Bob has served as an adviser/board member to a variety of economic development organizations, including:

- Parkville, MO, Economic Development Council.
- The Lewis and Clark Institute formed in Leavenworth, KS.
- Missouri Economic Development Financing Association, of which Mr. Mayer is a past chairman.
- Commercial Brokers Association of Kansas City, of which Mr. Mayer was a past President. He assisted the merger with KCRAR Commercial.
- Heartland Business Capital, a small-business lending organization, of which Mr. Mayer is Past President of the Board.
- The Guadalupe Centers Inc., where Hispanic causes and social programs of development are fostered.
- KCRAR Commercial, a network of commercial realtors, as Past President of the Board.

Under Kansas City Mayor Emanuel Cleaver, Bob served from 1991 to 1994 as chairman of the Kansas City Tax Increment Finance Commission. This was a key development agency that spurred redevelopment and significant new investment in downtown Kansas City. During the same period, Mr. Mayer served on the Kansas City Economic Development Corp. Board of Directors.

Also in the early 1990s, the Kansas City Business Journal named Bob one of the top 25 economic development professionals in Kansas City.



JAMES A. SCHAID, RA

About: James (Jim) will provide Construction Specifications as well as QA/QC oversight during Design, Construction Documents and Construction Administration.

With over 42 years of professional experience, Jim has played a key role in many project types and sizes, encompassing new construction, delicate building additions, renovations and historic preservation. He has been involved with many of the Kansas City area's landmark, iconic, and award-winning buildings. Jim has extensive experience with all phases of large and small projects alike and has developed a history of promoting and facilitating high quality and efficient construction processes and documents as well as providing assistance to Contractors and Owners in meeting design and construction requirements, schedules, and budgets.

Education: Bachelor of Architecture – Kansas State University

Registrations: Registered in the States of Kansas and Missouri

Experience: **Irwin Army Hospital Renovation**, Ft Riley KS;
Jim served as Project Manager and Project Architect through design, documents, and construction administration.

Medical Plaza III Medical Office Building and Parking Garage, KCMO

Jim served as staff architect and quality assurance for this new medical office building and garage for the St. Luke's Hospital campus.

River Market District and City Market, KCMO

Jim served as Project Architect and Construction Administrator.

The New York Life Building, KCMO

Jim provided the condition survey, restoration design for exterior, and managed the construction documents.

Kansas City Missouri Regional Police Academy, KCMO

Jim served as the Project Manager for the Design Architect during the Design and Construction Document phases.

Lenexa Conference Center (Thompson Barn) Restoration/Rehabilitation, Lenexa KS

Jim served as adviser during the Design Competition and then as Project Manager during the Design Development, Construction Documents, and Construction Administration phases.

Guadalupe Culinary & Cultural Arts Center Restoration/Renovation/Expansion, KCMO

Jim served as the Project Manager and Construction Administrator during the Construction Phase of this renovation and expansion of a Historic cultural center on the City's West Side.

H&R Block Headquarters, KCMO

Jim served as the specification writer for this state-of-the-art office tower in downtown Kansas City.

JE Dunn Headquarters and Parking Garage, KCMO

Jim served as the specification writer in multi-Architect team for this state-of-the-art 5-story office building and parking garage in downtown Kansas City.

CASEY STEINER, P.E.



Vice President

Project Role: Engineer of Record

Education: Kansas State University, 2002, Architectural Engineering

Licenses: Kansas, Missouri, Maryland, Montana, Connecticut, California, Massachusetts, Virginia, Tennessee, Washington D.C., Ohio, & Arizona

Certifications: LEED AP BD+C; Certified Geo-Exchange Designer (CGD); NCEES

Mr. Steiner has produced electrical, mechanical, and plumbing designs for projects of all sizes, from small building studies to facilities in excess of one million square feet. His experience includes education projects ranging from early childhood through higher education project, along with commercial office spaces, warehouse and industrial projects, aquatic centers, historic renovations, recreational facilities, apartments and condominiums, senior living facilities and churches. He effectively uses both lighting and mechanical systems simulations in his design work to obtain a high quality and cost effective system design. Mr. Steiner joined Hoss & Brown in May, 2002. As Vice President, his responsibilities include project management, mentoring, quality control, business development, and assisting with the general operation of the Lenexa office.

RECENT PROJECT EXPERIENCE

Kansas State University

- Peters Student Recreation Center Renovation
- Throckmorton Hall
- VanZile Hall Renovation

University of Kansas

- Jayhawk Tower A Renovation (Dormitory)
- Jayhawk Tower B Renovation (Dormitory)
- Structural Biology Building Phase 1 & 2
- Wesco Hall Renovations Phase 1 & 2
- Malott Hall Energy Performance upgrades
- Haworth Hall Energy Performance upgrades
- Engineering On-Call Projects

Missouri Western State University

- Looney Natatorium HVAC Replacement

University of Central Missouri

- Natatorium HVAC Replacement

Northwest Missouri State University

- Centennial Garden
- Natatorium Renovation

Pittsburg State University

- Animal Research Building
- National Guard Readiness Center
- Recreation Center

Greek Living

- Sigma Chi - Kansas State University
- Sigma Chi - Fort Hays State University
- Phi Delta Theta - Washburn University
- Delta Delta Delta - Baker University
- Gamma Phi Beta - University of Kansas
- Kappa Sigma Phi - Baker University

Work

Exact is proud to boast a diverse portfolio of work spanning from downtown Kansas City to rural Saint Joseph. Within the last ten years, we have undertaken and successfully completed many projects many would not consider possible. Communities have evolved, buildings have been saved, and people have found a home thanks to the relentless pursuit of place by our team. The following articles are just a few of the many narratives documenting the recent success of Exact led projects.

CityScene KC

Developer Pursuing Two Historic Apartment Projects in 'Fringe' Between Downtown and Midtown

[read article](#)

Kansas City Business Journal

A new redevelopment wave gets started in Midtown

[read article](#)

Historic KC bakery is slated to become Wonder Lofts

[read article](#)

The Kansas City Star

Kansas City's street-car is headed south to the Plaza, UMKC. Will it stop near you?

[read article](#)

For a dilapidated corner in Midtown KC, a \$50 million project combines old and new

[read article](#)

Former Wonder Bread building on Troost headed for a \$15 million redevelopment

[read article](#)

Shabby vacant building on Gillham will get new life in midtown Kansas City

[read article](#)

Startland News

Troost Revival: Can a brewpub, retail and 670 housing units mend racial divide?

[read article](#)

Wonder Shops and Flats bringing Blip Roasters, Bike Walk KC, medical group to Troost

[read article](#)

Leavenworth Times

Abernathy Building to be converted into apartments

[read article](#)

Carnegie transitions into mixed-use residential space

[read article](#)

Next Step

Negotiate contract with Exact for the purchase of lots on the southeast and southwest corners of the intersection of 27th and Troost Boulevard.

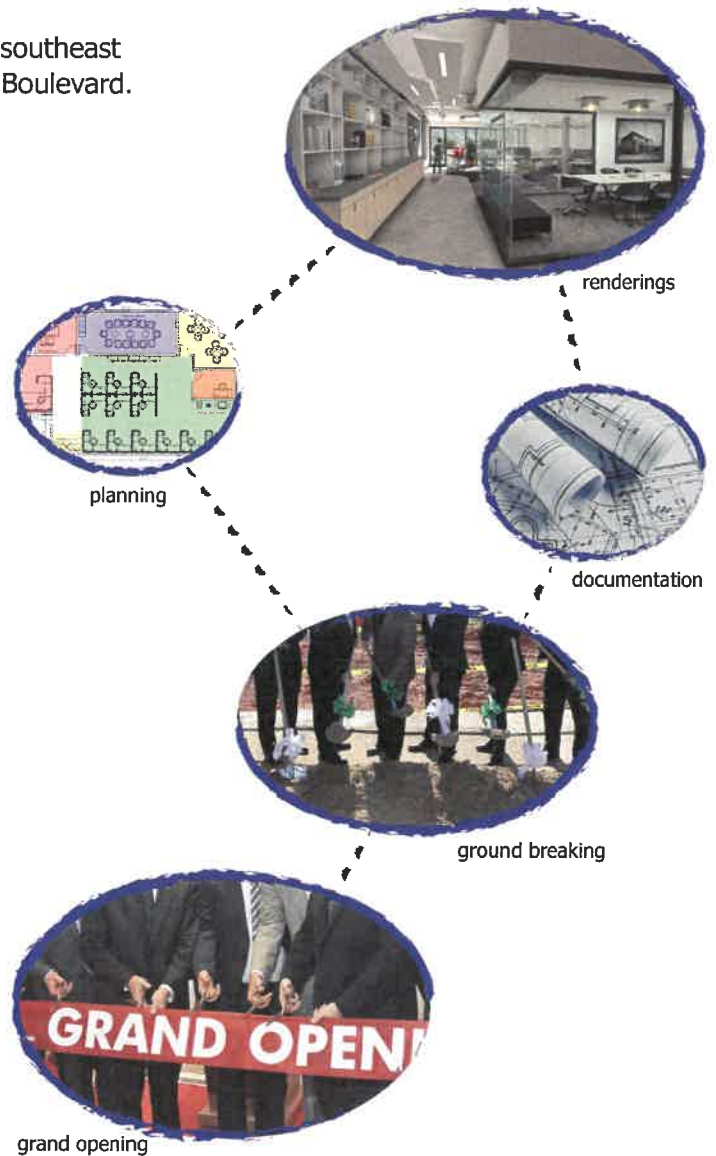
Following Steps

Design team will follow project milestones:

- 1.1 Neighborhood meetings
- 1.2 Project coordination and kick-off meeting
- 1.3 Space planning and programming meeting
- 1.4 Budget and schedule meeting
- 1.5 Space, program, and budget milestone
- 2.1 Concept design meeting
- 2.2 User space planning and feedback meetings
- 2.3 Concept design milestone
- 3.1 Design development and budget review meeting
- 3.2 Design development milestone
- 3.3 Construction documents and details review meeting
- 3.4 Budget review and final document review meeting
- 3.5 Construction milestone
- 4.1 Site construction meeting
- 4.2 Exterior enclosure meeting
- 4.3 Interior build out meeting
- 4.4 Project completion milestone
- 5.1 Move in and follow up meeting

Final Step

Grand Opening Celebration



We are excited about this opportunity, Let's Begin!