

Emmet Pierson, Jr.



President & CEO

2019 - Present

Community Builders of Kansas City

Emmet Pierson, Jr. is President and CEO of Community Builders of Kansas City (CBKC) where he is charged with developing and implementing CBKC's integrated entrepreneurial business model, forging new partnerships, designing new solutions and strengthening bonds that will enable the organization to convene communities, increase resources and empower families and neighborhoods in underserved communities.

Emmet is a seasoned real estate professional with over 30 years of progressive experience in key areas of the real estate industry, including project management, finance acquisition, multi-layered development financing, program administration, property management, and asset management.

As President and CEO of CBKC, Mr. Pierson has conceptualized, oversees, directs, manages and leads the following projects:

Overlook District, Kansas City, MO

\$100M / 14 AC Mixed Use Development / 2019 - 2026

Community Builders of Kansas City engaged in a community-planning effort which led to plans for the mixed-use property on 14 acres that will transform the corner of Swope Parkway and Chestnut Avenue.

Mt. Cleveland Initiative, Kansas City, MO

\$150M+ / 500,000 SF Commercial/Retail plus >80 Units housing

Community Builders of Kansas City was established following its negotiations between two neighborhoods and Swope Health. In exchange for the neighborhoods' support for building Imani House, a substance abuse treatment center, Community Builders committed to assist in the revitalization of the Mt. Cleveland neighborhood.

That project yielded a Federally Qualified Health Center, a day care center, a grocery-anchored retail center, two Class A office buildings, 80 units of Affordable housing (duplexes) and several single-family homes.

The Rochester, Kansas City, MO

The Rochester is a 64-unit market rate housing project which is scheduled to open Memorial Day 2022. CBKC created the Brush Creek Tax Increment Financing District and utilized numerous resources to complete these projects – ranging from securing grants, federal earmarks, and attracting a Fortune 500 company to sign a capital lease to TIF bonds, and conventional financing.

Multi-Family Housing, Kansas City, MO

\$80M+ / 700+ Units

Since the late 1990s, CBKC has been consistent with developing and operating quality, affordable housing throughout Kansas City, Missouri. CBKC is well-versed in utilizing resources such as HUD financing, Low Income Housing Tax Credits, HOME funds, CDBG funds, and other resources to assemble capital stacks that produce successful projects.

East Village Tax Increment Financing District, Kansas City, MO

2005+

CBKC established the East Village Tax Increment Financing Plan in downtown Kansas City, which allowed for the development of JE Dunn's Headquarters on the east side of downtown Kansas City. CBKC also facilitated land assembly in East Village and completed UR rezoning for the 8-block redevelopment area.

Principal

2007 - 2019

North40 Development, Kansas City, Missouri

Company's primary focus was urban economic development and restorative community planning. Initiatives were inclusive of single and multi-family housing, historic renovation, commercial, retail and institutional projects. Key Achievements:

- Project Consultant for the redevelopment of \$12M Hyde Park Apartments, 80 units of low-income housing tax credits
- General Partner and Project Manager for \$6.5M Colonnades at Beacon Hills, 30 units of low-income housing tax

credits historic rehabilitation and new construction

- Consultant and Project Manager for \$7M, new construction 74 room TIF Hotel Development, Oak Tree Inn, North

Vice President, Real Estate & Development
Community Builders of Kansas City

1996 - 2007

Joined Community Builders of Kansas City as Senior Development Specialist and was quickly promoted to Director of Real Estate and Development, and then Vice President. Directed three departments, developed and maintained relationships with public and private stakeholders from the local to the national level, and managed more than \$80M in assets, while implementing various development projects allowing Swope Community Builders to grow in assets from \$64 M to \$105M during five years of leadership.

Key Achievements:

- Responsible for Business Development, Real Estate Development, Community Safety Initiative and YouthBuild programs, consisting of 13 professionals out of a staff of 19 employees
- Led construction of 26 single-family homes and 380 units of multi-family housing
- Developed 155,000 SF of Class A office/retail space inclusive of negotiations for TIF bonds, cooperative agreement, anchor leasing, and private financing
- Responsible for operation of 450 units of multi-family rental housing and 300,000 SF of commercial/retail space

Education

Bachelor of General Studies, Human Biology, University of Kansas

Leadership

Gubernatorial Appointment Jackson County Sports Complex Authority

Past Chairman Lees Summit, Missouri Housing Authority

Two-term commissioner of the Port Authority of Kansas City

Past Chairman of the Port Authority / Isle of Capri / Ameristar Economic Advancement Fund

Past Chairman of the Board of Directors for the Black Community Fund

Past board member of the National Congress for Community Economic Development

Member, Urban Landscape Institute

Mayoral Appointee, Advance KC 2.0