*Proposal*

**Sunflower & Whiskey**

*An Upscale Whiskey Bar in Kansas City, Kansas*



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# Introduction

Sunflower & Whiskey is an upscale whiskey bar and live music venue proposed for *13 N 8th Street, Kansas City, KS 66101*. This establishment aims to honor the legacy of Larysa Jaye, an African American country singer from Kansas City, while introducing a unique Nashville-style ambiance to the area.

# Property Overview & Feasibility

Location: 13 N 8th Street, Kansas City, KS 66101

Lot Size: Approximately 6,795 square feet (0.16 acres)

Zoning: Commercial

Proximity: 5 minutes from downtown Kansas City, MO, and the Power & Light District

The lot's size and zoning make it ideal for a cozy, upscale whiskey bar with live music, accommodating approximately 80-120 guests.

# Honoring Larysa Jaye

*Larysa Jay*e was a trailblazing African American country artist from Kansas City, celebrated for her dynamic fusion of Americana and soul. She earned a residency at Justin Timberlake's *Twelve Thirty Club in Nashville*, a notable achievement for a Black woman in that locale. Larysa Jaye was also a member of the *Black Opry*, a collective supporting Black artists in country, Americana, blues, folk, and roots music. Additionally, she was affiliated with *Country in Color*, an organization dedicated to creating opportunities for multicultural artists in the country music scene. Tragically, Larysa's life was cut short at age 40 due to a car accident in December 2024. Her enduring legacy continues through her music, with posthumous releases managed by *CM Jaye Music LLC*, founded by her older brother, *Dicarlos McNeely*, a fellow Kansas City, KS native and Wyandotte High School alumnus.

# Business Concept & Offerings

Sunflower & Whiskey aims to infuse Kansas City with a Nashville-style upscale whiskey bar, offering:

Curated Whiskey Selection: An extensive menu of premium whiskeys and craft cocktails.

Live Music & Writers' Rounds: Regular performances featuring local and national artists across genres like country, soul, and R&B.

Themed Events: Special nights celebrating diverse musical influences and emerging talents.

Private Event Hosting: Facilities available for corporate gatherings, album release parties, and music showcases.

Larysa Jaye Tribute Wall & Memorabilia: Honoring her legacy and contributions to country music.

# Market Analysis & Competitive Edge

Unique Offering: No direct competition in Kansas City, KS, for an upscale, Nashville-inspired whiskey bar with live music.

Differentiation: Offers a cozier, artist-driven venue compared to the larger establishments in downtown Kansas City, MO.

Target Audience: Professionals, music enthusiasts, tourists, especially those attending events like the upcoming FIFA World Cup in 2026.

Economic Potential: Fills a gap in the Kansas City, KS entertainment landscape, promoting further area revitalization.

# Financial Plan & Investment Strategy

*Estimated Budget:*

| Expense  |  Cost ($) |
| --- | --- |

|  |  |
| --- | --- |
| Building Construction & Renovation | $300,000 - $400,000 |

|  |  |
| --- | --- |
| Interior & Theming Design | $75,000 - $150,000 |

|  |  |
| --- | --- |
| Bar Equipment & Sound System | $50,000 - $75,000 |

|  |  |
| --- | --- |
| Liquor Inventory | $50,000 |

|  |  |
| --- | --- |
| Business & Liquor Licenses | $25,000 - $50,000 |

|  |  |
| --- | --- |
| Marketing & Branding | $25,000 - $50,000 |

|  |  |
| --- | --- |
| Operating Capital (Staffing, Inventory) | $100,000 - $150,000 |

|  |  |
| --- | --- |
| Total Estimated Cost | $725,000 - $925,000 |

*Funding Sources:*

Private Investors & Equity Partnerships: Offering stake shares to investors.

Economic Development Incentives: Utilizing Wyandotte County business growth programs.

Minority Business Grants & Loans: Potential funding from local chambers of commerce and state programs.

Strategic Partnerships: Collaborations with whiskey brands, music labels, and hospitality groups.

# Development Timeline & FIFA 2026 Opportunity

With the FIFA World Cup 2026 projected to generate approximately $652 million in economic impact for the Kansas City region,

 Sunflower & Whiskey aims to capitalize on this influx by opening before the event.

*Proposed Timeline:*

Funding & Investor Securing: Q2 2025

Permitting & Construction: Q3-Q4 2025

Staff Hiring & Training: Q1 2026

Soft Opening & VIP Events: Q2 2026

Grand Opening: Prior to FIFA World Cup 2026

# Licensing & Regulatory Considerations

Liquor License: Obtain a license from the Kansas Department of Revenue's Alcoholic Beverage Control (ABC) Division. Requirements include a valid Tax Clearance Certificate and adherence to state regulations.

Business License: Secure an occupation tax license from the Business License Division at the Neighborhood Resource Center in Kansas City, KS.

Compliance: Ensure adherence to all local zoning laws, health and safety regulations, and other relevant ordinances.

# Community & Cultural Impact

Job Creation: Anticipate creating over 30 jobs in hospitality and entertainment sectors.

Support for Minority Artists: Provide a platform for diverse voices in country and soul music.

Economic Revitalization: Contribute to the growth of the local economy and cultural scene in Kansas City, KS.

# Conclusion & Call to Action

Sunflower & Whiskey is more than a business, it’s a cultural landmark honoring Larysa Jaye, an opportunity to bring a unique venue to Kansas City, KS, and a high-value investment in the city's entertainment sector.

With the right investors, partners, and economic development backing, this venue will establish Kansas City, KS as a must-visit nightlife destination while supporting the growth of Black and minority voices in country music.

We invite potential investors, economic development leaders, and community partners to join us in making this vision a reality. Time is of the essence, and we look forward to collaborating on this groundbreaking project.

# References

*(The highlighted references each will take you to its referenced website.)*

[Speak With My Assistant LLC](https://speakwithmyassistant.com) – Virtual assistant and consulting services.

[C.M. James Writes LLC](https://cmjameswrites.com) – Self-publishing assistance and author services.

[Kascade Colonial](https://www.facebook.com/kascadecolonial) – Property management company.

[Larysa Jaye – Official Website](https://www.Larysajayewrites.com) – Nashville-based singer-songwriter blending Americana and soul.

[Larysa Jaye – Obituary](https://www.newschannel5.com/news/nashville-mourns-the-loss-of-singer-songwriter-larysa-jaye) – Details of her passing in December 2024.

[Larysa Jaye – Black Opry Membership](https://americansongwriter.com/black-opry-singer-larysa-jaye-killed-in-car-crash/) – Member of the Black Opry, a collective for Black artists in country, Americana, blues, folk, and roots music.

[The Twelve Thirty Club](https://www.wkrn.com/news/local-news/nashville/singer-songwriter-killed-in-crash-on-i-24-in-montgomery-county/#:~:text=She%20was%20the%20first%20Black,Major%20League%20Soccer%20team%20game.) – Nashville venue where Larysa Jaye held a residency as the first black woman with a residency in downtown Nashville, TN.

[C.M. Jaye Music LLC](https://www.cmjayemusic.com) – Music label managing Larysa Jaye's posthumous releases.

[Larysa Jaye Music – Facebook](https://www.facebook.com/LarysaJaye/) – Official page for Larysa Jaye’s music.

[C.M. Jaye Music – Business Page](https://www.facebook.com/cmjayemusic) – Facebook page for C.M. Jaye Music LLC.

[Sunflowers & Whiskey](https://www.youtube.com/watch?v=07u1QGCV42c) – Larysa Jaye singing her song *“Sunflowers & Whiskey”* live. Set to release with her next postmortem album. (YouTube)

[The C.M. Jaye Music Story](https://www.cmjayemusic.com/about) – The brief story about how *C.M. Jaye Music* came to be.

[Larysa Jaye & Country in Color](https://www.nashvillerocks.com/country-in-color-benefit-for-larysa-jaye/) - a live music showcase, primarily based in Nashville, Tennessee, that aims to highlight and platform non-traditional, multicultural country artists

# ****Contact****

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🌐[**C.M. Jaye Music**](https://www.cmjayemusic.com)

*For any further information, questions, or references, please feel free to contact me. I am happy to provide additional details, discuss investment opportunities, or address any inquiries regarding this proposal. I look forward to the opportunity to collaborate and bring this vision to life.*