

EXHIBIT 3D
CHAPTER 353 9/2/22



CHAPTER 353 PLAN APPLICATION

This application must be submitted along with a non-refundable fee of \$1,500 plus an additional deposit fee of \$ 0 for the City Planning Commission application fee to engage the services of the Board to develop a new redevelopment plan or to amend an existing redevelopment plan. For the Board to begin developing a plan the applicant is also required to enter into a Funding Agreement for our services. An additional fee of \$ 0 may be required if it is necessary for the City to change the Area Plan.

If more space is required for response to any question, please attach additional sheet(s).

I. APPLICANT INFORMATION

Applicant/Organization Name: Westside Redevelopment Corporation

Business Address: 919 W. 24th Street, Kansas City, Missouri 64108

Contact Person: Gloria Ortiz-Fisher, Executive Director

E-Mail Address: gortizfisher@westsidehousing.org

Phone: _____ Fax: _____

Address (if different than business address) _____

Attorney for Applicant: Christopher Frantze, Stinson LLP

Attorney's Address: 1201 Walnut, Suite 2900, Kansas City, MO 64106

Attorney's Phone: 816-691-3133

II. SERVICES REQUIRED:

Initiate New 353 Plan Amend Existing Redevelopment Plan

III. GENERAL BOUNDARIES OF PLAN AREA

Generally bounded by Interstate 670 and W. 25th Street to the north, Broadway Boulevard,

Southwest Boulevard, and Summit Street/Southwest Trafficway to the east, W. 31st Street to the

south, and certain railroad tracks and the Kansas-Missouri state line to the west in Kansas City,

Missouri.

County: Jackson

Council District: 4th

Total Acreage: 697.5 acres

What is the current zoning of the plan area? Varies

What is the proposed zoning for the plan area? No proposed zoning changes

Is the plan area currently in an existing incentive area? Various incentive areas

IV. PURPOSE OF THE PLAN OR PLAN AMENDMENT

Provide a detailed narrative description of the proposed development, improvements and rehabilitation anticipated within the redevelopment plan.

This Plan contemplates tax abatement for the Development Area pursuant to the Urban Redevelopment Corporations Law. With the development and economic impacts that will be achieved through the tax abatement as contemplated by the Plan, the blight in the Development Area will be remediated. Minor home repairs are contemplated in the Development Area.

V. DEVELOPMENT OBJECTIVES TO BE ACHIEVED

A. Describe how creating or modifying this plan will integrate into the FOCUS Development Priority Zones identified in the City’s FOCUS Plan. (see kcmo.org website)

The City's FOCUS Plan emphasizes diversity in the City. This Plan will help keep the Westside neighborhood a diverse neighborhood with individuals from differing backgrounds and with differing income levels. The City's FOCUS Plan also emphasizes equity for lower-income and historically-disadvantaged groups. This Plan will allow many residents who have lower incomes and are from historically-disadvantaged groups to remain in their homes and in the Westside neighborhood.

B. Will the proposed plan provide for improved traffic patterns and/or address public transportation? (If yes, describe how.)

N/A

C. Are there any infrastructure improvements proposed? (If yes, describe.)

N/A

D. Does the developer anticipate land acquisition services of the City?
(If yes, identify the properties that need to be acquired.)

N/A

E. List any nationally or locally historic properties and/or districts within the Project Area.

Various national and local historic properties are located within the Westside neighborhood.

F. Identify the development schedule for the proposed project.

Developer plans to begin certifying residents for participation in the program rapidly following adoption of this Plan.

VI. SOURCES AND USES OF FUNDS.

You must identify the proposed method and estimated cost of any pre-development costs and development costs, i.e. land acquisition, site preparation, architectural, infrastructure, relocation, construction, etc. You must also indicate your intended sources of funds to cover the development costs of the proposed project. (You may provide your own budget format.)


<u>Item</u>	<u>Est. Development Costs</u>	<u>Sources of Funds</u>
Minor home improvements	Will vary based on participation	Private funds and neighborhood support fees

VII. PHOTOGRAPHS OF THE PROPOSED PLAN AREA

- A. Please provide photographs of any structures located on the proposed redevelopment plan area that are to be acquired, demolished, and/or rehabilitated.
- B. Please provide parcel listing of all parcels within the proposed redevelopment plan area indicating property address and legal description.

VIII. CERTIFICATION OF APPLICANT

The undersigned hereby represents and certifies that to the best knowledge and belief of the undersigned, this project application contains no information or data, contained herein or in the exhibits or an attachment, that is false or incorrect, and that it is truly descriptive of the property for which application is being made. Applicant understands and acknowledges that if the requested redevelopment plan is approved by the 353 Advisory Board and the City Council of Kansas City, Missouri, the Applicant must enter into a redevelopment contract with the City of Kansas City, Missouri for implementation of the plan.

NAME: Gloria Ortiz-Fisher
SIGNATURE: 
TITLE: Executive Director

RETURN COMPLETED APPLICATION AND REQUIRED FEES TO:

**Chapter 353 Advisory Board
1100 Walnut, Suite 1700
Kansas City, Missouri 64106**

EXHIBIT A
REDEVELOPMENT PLAN APPLICATION
FUNDING SCHEDULE¹

	ACTIVITY	FEES
Cost Recovery for Agency Expenses	Agency Staff Expense (direct hourly billing)	Salary/hr. + Overhead
	Prof. Services (e.g., blight study, tax impact analysis , etc.)	100% of consultant cost + \$500 administrative fee per consultant contract
	Legal Services	100% + 5% administrative fee
	Miscellaneous Direct Plan/Project Expense	\$650 CP&D filing fee for rezoning Addl. \$850 if in conflict with Area Plan
	Due diligence & Process costs (includes recording fees, publication of legal notices, appraisal, title, etc.)	100% + 5% administrative fee

PHASE FEES

Plan Review²	Plan Review Fee (non-refundable)	\$1,500
Redeveloper Project Proposals (Multiple project and phase plans only)	Submission Fee for Redeveloper's Project Application (non-refundable)	\$1,500 – residential ³ \$3,000 – non-residential ³
Tax Abatement Certificate (at issuance of Certificate of Occupancy)	Single-Family	\$50 O/O rehab ≤ \$25,000 \$150 O/O rehab or construction > \$25,000
	Multifamily	\$150 per unit residential
	Commercial/Industrial	\$.10 per sq. ft. of building space

1. Which may be amended from time to time by the **Chap. 353 Advisory Board**.
2. Redeveloper will prepare the Redevelopment Plan – reviewed by EDC staff
3. Which may be subject to additional fee for document recording.