

ATTN: Project Manager: \_\_\_\_\_

Date: \_\_\_\_\_



EXHIBIT 4E  
LCRA 3/27/19

*For any project seeking assistance through the following agencies, a completed application form must be provided. Those agencies include: Tax Increment Financing Commission, Land Clearance for Redevelopment Authority, Port Authority, and Planned Industrial Expansion Authority, Chapter 353.*

### **REDEVELOPMENT PROJECT APPLICATION**

➤ Application must be submitted electronically.

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

#### **1. APPLICANT INFORMATION**

Applicant/Organization Name: Linwood Gardens, LP

Business Address: 770 E 5<sup>th</sup> Street

Contact Person: Kelley Hrabe

E-Mail Address: [khabe@prairiefire.org](mailto:khabe@prairiefire.org)

Phone: 816.686.2416 Fax: \_\_\_\_\_

Address (if different than business address) 32xx Michigan Avenue (no address assigned Yet)

Attorney for Applicant: Matthew Wine

Attorney's Address: 1000 Walnut, Suite 1400 | Kansas City, MO 64106

Attorney's Phone: 816.292.8303

#### **2. LOCATION OF THE PROJECT**

General Boundaries: \_\_\_\_\_

Michigan Avenue to the East

Woodland Avenue to the West

Linwood to the North

33<sup>rd</sup> Street to the South

County: Jackson Council District: 3

Total Acreage: 0.58

Is the project located in any incentive areas? Oak Park URA

What is the current zoning of the project area? UR

What is the proposed zoning for the project area? UR

If a zoning change is pending, cite application number and present status. If application has not been made, briefly describe what change will be needed and plans for submitting application:

N/A

Land Use Plan \_\_\_\_\_ Need for Modification No

### 3. THE PROJECT

Provide a detailed narrative description of the proposed project, including information as the size of the project, amount of land (property) to be purchased, whether the project is a rehabilitation of existing structure(s), expansion, or the construction of a new facility, residences, etc. Describe what products or services are to be manufactured or provided through this project.

- ☒ New Construction    ☐ Rehab/Expansion    ☐ Residential    ☐ Commercial    ☐ Industrial
- ☐ Single Family/Duplex    ☒ Multifamily    ☐ Retail    ☐ Mixed Use    ☐ Office

See Exhibit A

Square footage: 34,040

No. of dwelling units 1    No. of hotel rooms 0    No. of parking spaces 32

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

*(Contact the City Landmarks Commission at (816) 513-2902 for information regarding local and national historical properties and/or districts)*

### NUMBER OF JOBS

☒ Created 1.5

Average Salary: \$36000

☐ Retained \_\_\_\_\_

Average Salary: \$

☐ Relocated \_\_\_\_\_

Average Salary: \$

☒ Construction jobs 50 Average Salary: \$48000

Projected real property investment. \$7.2 million

Projected personal property investment. \$200,000

Will there be the use of federal or state incentives for this project? Which incentives and how much is being sought?

Low Income Housing Tax Credits - \$6.45 million before syndication

KCMO HOME Funds - \$500,000

State the need for an incentive (i.e., competitive pressures of the location, need for remediation of blight in proximity to the Project, addition of jobs to a high unemployment area, etc.)

This is an affordable housing project that will be permanent supportive housing for families coming out of homeless shelters. Given the costs of construction and development, combined with services that will be provided ongoing, a tax abatement is need to make the pro forma work.

#### 4. PROJECT COSTS

Identify the costs reasonably necessary for the acquisition of the site and/or construction of the proposed Project together with any machinery and equipment in connection therewith, including any utilities hook-up, access roads, or appurtenant structures.

Fair Market Value of Land: \$40,000

Fair Market Value of Improvement \$7.2 million

Projected Assessed Value of the Land & Improvements Upon Completion:

Depends on whether replacement value or income approach is used. Since this is a 30-year income

Restricted property, the income approach will have a lesser value than replacement value.

#### 5. CONTROL OF PROPERTY

If the Applicant owns the project site, indicate:

Date of Purchase NA

Sales Price NA

If the Applicant has a contract or option to purchase the project site, indicate:

Sales Price NA

Date purchase/option contract signed NA

Closing/expiration date \_\_\_\_\_

If the Applicant will lease the project site, indicate:

Legal Name of Owner Linwood Place Development, LLC

Owner's Address 3210 Michigan Avenue, KCMO

Owner of land upon completion of the Project Linwood Gardens, LP will sublease from Linwood Place Development LC

## 6. LAND ACQUISITION

For each Project Area, please provide the following:

- A map showing all parcels to be acquired – EXHIBIT B
- Addresses and parcel numbers of all parcels to be acquired – EXHIBIT B
- Current owners of all parcels to be acquired EXHIBIT B

Is the use of Eminent Domain anticipated? NO

## 7. SOURCES OF FUNDS:

State amount and sources of financing for each Project costs listed above. Please provide commitment letters for any sources received listing terms and conditions.

<u>SOURCE</u>	<u>AMOUNT</u>
<u>See Exhibit C</u>	<u>\$</u>
<u></u>	<u>\$</u>
<u></u>	<u>\$</u>
<u></u>	<u>\$</u>

## 8. DEVELOPMENT TEAM

Identify members of the development team and provide evidence of experience with other development projects.

Exhibit D

## 9. FINANCIAL INFORMATION

- A. Budget – include a detailed breakdown of all hard and soft costs EXHIBIT E
- B. Complete list of sources and uses of funds (indicate if you have received tax credits and secured other financing) EXHIBIT F
- C. 10 year operating pro forma
  - One that shows the project without any incentive assistance EXHIBIT G

- One that shows the project with requested incentive EXHIBIT H

The Pro forma should also include assumptions such as estimated lease rates, revenue assumptions, and expense assumptions.

~~D. If seeking TIF assistance, provide projections for PILOTS and EATS.~~

#### 10. BOND FINANCING

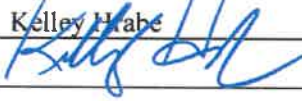
~~Bond Financing is handled on a case-by-case basis.~~

#### 11. REQUIRED ATTACHMENTS

- **Attachment A** A map showing the boundaries of the project.
- **Attachment B** A development schedule for the project, including the phasing of development and the locations and improvements to be accomplished in each phase.
- **Attachment C** Design plans for the project (including site plans & elevations), if available.

#### 12. 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 attachments, that is false or incorrect, and that it is truly descriptive of the property for which this application is being made.

NAME: Kelley Hrabec  
SIGNATURE:   
TITLE: Managing Member

RETURN COMPLETED APPLICATION AND NON-REFUNDABLE APPLICATION FEE TO:

**Economic Development Corporation  
1100 Walnut, Suite 1700  
Kansas City, Missouri 64106**

**FOR INTERNAL USE ONLY**

Assistance Project will be evaluated for with financial analysis:

- ☐ TIF
- ☐ LCRA
- ☐ PIEA/Chapter 353
- ☐ Chapter 100

Comments:

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Advance KC Project Inquiry Meeting Date:

Score Card No. \_\_\_\_\_

Financial Analysis Review Committee: \_\_\_\_\_

## LINWOOD GARDENS

ON THE CAMPUS OF LINWOOD AREA MINISTRY PLACE IN KANSAS CITY, MO

LINWOOD GARDENS, A 32 UNIT AFFORDABLE RENTAL PROPERTY TO BE LOCATED AT 3218 MICHIGAN AVENUE IN THE IVANHOE NEIGHBORHOOD OF KANSAS CITY, MO, WILL FURTHER ANCHOR THE CAMPUS KNOWN AS "LAMP" – LINWOOD AREA MINISTRY PLACE.

The property will serve "vulnerable persons" - families and singles - including survivors of domestic violence, youth aging out of foster care, Veterans, and others at risk of homelessness. Families who reside at the property will have previously lived in temporary housing programs (emergency or transitional) or will be literally homeless – some as they flee domestic abuse.

### THE PROJECT

Linwood Gardens is designed as a newly constructed 32-unit property to house 11 one-bedroom, 12 two-bedroom, 8 three-bedroom and 1 four-bedroom units in a three-story building on the LAMP campus, immediately south of the historic church building. The property will be financed with a mix of LIHTC, hard debt, and HOME funds which the City staff has recommended from the City of Kansas City, MO.

The 1-bedroom and 2- bedroom units will each have one bath; the 3- and 4- bedroom units will each have 2 baths. Each unit will include a washer and dryer. An elevator will serve the building, and there will be ample community space in addition to offices for the property management and social service staff. Connecting for Good, a partner on the LAMP campus, has agreed to implement "smart building" technology in the building. Residents will be responsible for their utilities.

The LAMP campus, which is discussed below, includes a large parking area in which 4 spaces will be allocated to residents of Linwood Gardens. A separate parking area with 28 spaces will be built for residents of the property. Rents at the property will be comparable to similar assisted housing in the neighborhood, but of special note is the rental assistance that will be available to the residents through reStart, Kansas City's long-standing leader in homeless services under the direction of Evie Craig. reStart has access to a variety of rental assistance programs. The rent schedule is:

- \$575 for a one-bedroom
- \$675 for a two-bedroom
- \$775 for a three-bedroom and
- \$850 for a four-bedroom unit

The campus is easily accessible to U.S. Highway 71 and is close to bus lines, as well as essential retail services and amenities, such as a pharmacy. The Aldi grocery store at 38<sup>th</sup> and Prospect is approximately 1 mile from the LAMP campus. The 16,000-square foot grocery store provides access to fresh food for the neighborhood. Noteworthy, too, is the location of three hospitals within 5 miles of the campus.

### DEVELOPMENT TEAM AND OWNERSHIP ENTITY

The general partner entity is a partnership of Linwood Property Inc. and Prairie Fire Development Group. Linwood Property Inc. is a not-for-profit entity centered at the LAMP campus. They have a long-standing presence in the

Ivanhoe neighborhood, where they have formed alliances with a variety of others invested in the neighborhood. Prairie Fire, led by Kelley Hrabe, has successful LIHTC experience in Missouri and surrounding states.

The Seldin Companies will be engaged as the property manager. With a long history of management of affordable properties in the Midwest, they recently entered the Kansas City Market to manage Curls Manor, a LIHTC-financed property for seniors.

The Lead Referral Agency is reStart, whose access to rental assistance and appropriate service providers, as well as knowledge of the specific populations to be served will be essential to the success of the residents of the property.

The partnership has been approved to receive \$500,000 in HOME funds from the City of Kansas City, MO, in the form of a loan.

It is planned that an escrow for services in the amount of \$100,000 will be funded, in part, from a portion of the developer fee. The terms, length and final amount to be negotiate with MHDC upon approval of application.

Linwood Gardens will be a safe place for at-risk families and youth. But of equal importance, it will demonstrate the commitment of the sponsors to the Ivanhoe neighborhood, for which LAMP has acted as the gateway for the past five years.

The need for this property is great. The 2017 “Point in Time Count”, according to the Greater Kansas City Coalition to End Homelessness, reports that in Jackson County MO, alone the number of households reporting as homeless was 1098, including 339 children under the age of 18. These families live in emergency shelters, transitional housing, temporarily with friends, or are unsheltered. Many have escaped domestic abuse and are in need of stability. Some are pregnant and parenting youth. Clearly the need exists for safe, affordable housing that will enable vulnerable Kansas Citians to rebuild their lives and those of their children.

The residents of Linwood Gardens will be referred to the property by a host of social service agencies in Kansas City. As noted above, reStart will serve as the lead referral agency and will work closely with Hope House, which operates Missouri’s largest domestic violence shelter. And with reStart as the lead referral agency, rental assistance will be available from a variety of permanent housing programs designed for youth aging out of foster care, persons with AIDS, and Veterans, among others.

Focus groups have begun with social service providers, including HOPE House as the sponsor of a coalition of shelters for survivors of domestic violence, which will further shape the social service plan and will work closely with reStart to identify residents for the project. .

## THE LAMP CAMPUS

Located at Linwood Boulevard and Michigan Avenue in the Ivanhoe neighborhood of Kansas City, MO, the campus is anchored by the historic building once housing Linwood Presbyterian Church. Now restored and reopened in 2015, the building is fully occupied and functions as a valuable community resource. It is envisioned that this building, which has anchored the neighborhood for so many years, will continue to serve as that anchor as the campus grows to include Linwood Gardens.

The housing at Linwood Gardens is a direct catalytic result of the thoughtful \$11 million full not-for-profit rehabilitation of the church and Harold Thomas Center, and the success of the project’s social profit tenants. It was envisioned during the initial planning phases that housing would be an integral part of the campus. In that vein, Linwood Gardens will be a catalyst for the next steps to further invigorate the campus and the Ivanhoe neighborhood. Additional housing is envisioned adjacent to the campus and a digital commons and workforce training facility will grow in the vacant space that fronts Linwood Blvd.

The nature of the LAMP campus as a community endeavor is demonstrated by the non-profit nature of the LAMP board of directors, which executed the master plan for the campus as volunteers to start this powerful community initiative. The board also donated \$500,000 toward the execution of the first phase of the campus and fully intends to nurture the campus for years to come.

The collaborative nature of the campus and the synergy that this has fostered is demonstrated by the current tenants on the LAMP campus:

**Connecting for Good has been bridging the Digital Divide in Kansas City since 2011, with classes in digital life skills, computer certifications and credentials, and a 16 week Cisco networking course that enhances the employment opportunities for neighborhood residents.** In concert with selected employers, Connecting for Good provides training specifically geared toward the employment needs of those partners, and residents of Linwood Gardens will be offered a convenient opportunity to increase their skills with an eye toward IT career placement and acceleration. As noted above, the organization will integrate “smart building” technology in Linwood Gardens.

**Future plans call for a neighborhood coffee shop / juice bar / digital commons on the campus in concert with Connecting for Good, to be built and operated in the structure immediately to the west of the church.** The shop will serve as an opportunity for retail skills training as well as a gathering spot for neighborhood residents and will, of course, offer free Wi-Fi connectivity.

**ReDiscover (a long-time partner of reStart and Hope House) delivers mental health and substance use disorder services for individuals and families.** The space includes a child care facility as well as a large multi-purpose room that was formerly the sanctuary of the church. This space will easily be used for community meetings, as needed.

**The Front Porch Alliance works with residents of Kansas City’s east side community to build leadership and learning opportunities, and the staff is eager to engage the residents of Linwood Gardens in their programming, which includes:**

- **LEGO League Robotics** for 5<sup>th</sup> and 6<sup>th</sup> grade students;
- **PAL (Partner Active in Learning)** mentors at Faxon School to help students increase reading and math skills in concert with a caring and supportive adult;
- **The MEDIA program (Music Entertainment Digital Interface Arts)** to teach high-school students about the music industry as a specific career possibility; and
- **Personalized training for effective parenting**

Ivanhoe Neighborhood Council sponsors a “Grown in Ivanhoe” farmers’ market during the growing season. They are eager to relocate this market to the LAMP campus and LAMP is eager to host this as a campus event.

**THUS, THE ENDEAVOR IS TRULY A COLLABORATIVE ONE.** The Heartland Presbytery, as developer of the LAMP campus, has been intentional about engaging others in the activities of the campus, and the housing will be a natural continuation of this.

## THE IVANHOE NEIGHBORHOOD

Located in the heart of Kansas City, Missouri, the Ivanhoe neighborhood is home to approximately 6,000 individuals and covers just over one square mile of land. The neighborhood features a mix of single-family residences, multifamily and commercial properties, and some vacant land.

In August 2017, Ivanhoe Neighborhood Council (INC) signed a Memorandum of Understanding with LAMP, which exhibits the powerful community-based support of the neighborhood residents and INC, which will plan to integrate the residents of Linwood Gardens into their programming, including a healthy foods initiative and the Community Garden ("Grown in Ivanhoe", noted above); "INCWell", information and programs for a healthy lifestyle; and Positive Alternatives for Youth.

During the fall of 2017, INC convened focus groups with members of the neighborhood as well as with potential residents of Linwood Gardens, demonstrating their support for the housing. Now, focus groups with social service providers, such as HOPE House as the sponsor of a coalition of shelters for survivors of domestic violence, will offer insight and shape the social service plan.

Clearly, Linwood Gardens is a collaboration that demonstrates the result of many years of thoughtful planning and community engagement. The residents will be welcomed into the neighborhood, contributing to the growth of this vibrant community as they build healthy lives for their families.

**MEMORANDUM OF UNDERSTANDING**  
**Linwood Gardens- Permanent Housing for**  
**Formerly Supportive Housing for Domestic Violence Survivor Families**  
**LAMP Campus, Kansas City MO**

WHEREAS, Linwood Property Inc (LAMP), Prairie Fire Development Group LLC, reStart, Inc. and Scott Associates have come together to collaborate and to make application to the Missouri Housing Development Commission (MHDC) for Low Income Housing Tax Credits (LIHTC); and

WHEREAS, the participants listed below have agreed to enter into a collaborative agreement to develop 32 units of affordable housing set aside for families who are survivors of domestic abuse and have been previously housed in transitional living facilities; and

WHEREAS, the partners agree that Linwood Property Inc. with Prairie Fire Development Group , or an affiliate, will be the lead agency/named applicant and the Development Owner, that reStart, Inc. will be the Lead Referral Agency and that the other entities will be partners in the application; and

WHEREAS, the partners herein desire to enter into a Memorandum of Understanding setting forth the services to be provided by the various members of the collaborative; and

WHEREAS, the application prepared and approved by the collaborative through its partners is to be submitted in response to MHDC's 2017 Notice of Funding Availability (NOFA) Multifamily Rental Housing Production Programs.

**1) Partner Organizations**

**A) Linwood Property Inc (LAMP)- Nonprofit Community Developer**

LAMP is a 501 c3 not for profit committed to the redevelopment of the LAMP Campus at Linwood and Bruce R. Watkins Drive and the community development of the Ivanhoe neighborhood.

**B) Prairie Fire Development Group LLC- Development Partner**

Prairie Fire Development Group is a for profit low income housing developer with extensive experience in urban neighborhood revitalization.

**C) reStart, Inc. – Lead Referral Agency**

A not-for-profit corporation, reStart, Inc. is committed to providing shelter and supportive services to move homeless men, women, youth and families toward independence and self-sufficiency with the goal of ending homelessness in our community.

#### **D.) Scott Associates**

Scott Associates is a multi-disciplinary consulting organization with emphasis on architecture, urban design and planning and provides technical and administrative support to LAMP .

#### **2) Previous Collaborative Relationship**

The principals of Scott Associates and reStart have previously collaborated on Rosehill Town Homes, a 34-unit affordable housing development for formerly homeless populations in Kansas City, Missouri.

#### **3) Partner Roles & Responsibilities –Application Process**

##### **A) Linwood Property Inc (LAMP)**

LAMP, or its affiliate, will be the applicant and sponsor of the application and will have final approval of the application prior to submission. LAMP designates Scott Associates to represent the agency throughout application preparation. LAMP will assist in identification of social service programs needed for resident households. LAMP will provide any required organizational documentation for the application. LAMP will provide or support application for pre-development funding, as available through grant funding sources.

##### **B) Prairie Fire Development Group LLC**

Prairie Fire Development Group will prepare the MHDC application and provide the technical support necessary to carry out the application, with assistance provided by Scott Associates and reStart. Prairie Fire Development Group will form a partnership agreement with LAMP to establish a for profit Limited Liability Corporation that will act as the project development entity.

##### **C) reStart Inc.**

reStart, Inc. will be designated as the Lead Referral Agency under MHDC nomenclature and will provide social, training and case-management services to the resident households. reStart will identify outside organizations for additional services, if required. reStart, Inc. will serve as primary liaison to the community and to outside social service organizations.

##### **D) Scott Associates**

Scott Associates will provide all site and building design documents required by the application process. Scott will manage the development approval and building permit process. Scott Associates will be the architect-of-record for building design and construction. Scott Associates provides administrative and technical support for LAMP and is the primary contact for grant funding for the MHDC application preparation grant.

#### **4) Specific Roles and Responsibilities of Lead Referral Agency, Development Owner and Property Management Company**

##### **A) Lead Referral Agency – reStart, Inc.**

As the Lead Referral Agency for Linwood Gardens, reStart, Inc. will:

1. Designate a point of contact to receive notices from the property management company when a targeted unit is available.
2. Receive and process referrals from service providers regarding their special needs consumers who are interested in and meet the requirements to apply for available targeted units.
3. Maintain and regularly update a list of eligible special needs households interested in applying for targeted units.
4. Help arrange tenant-based rental assistance for eligible special needs households who do not already have assistance through their case management services.
5. Upon notification that a reserved unit is available, select the household at the top of the list waiting for that unit type and communicate to their service provider that a targeted unit is available.
6. Coordinate with a household's original referral source to ensure that the original referral source: (a) contacts the property manager in a timely manner, (b) assists the household(s) during the application for tenancy process, including requesting and negotiating reasonable accommodations, if necessary, and (c) makes supportive services available to the household(s) and/or acts as referral agent for other community services needed.
7. Submit a standard letter of referral to property management, which will then process the referred household's application for tenancy using the same screening criteria that is applied to all other residents of the development.
8. Provide or ensure property management receives the household's required documentation pursuant to compliance requirements.
9. Address appropriate application or tenancy issues or concerns by property management, the service provider(s) and/or household if they are not able to be adequately resolved or handled by the primary parties.
10. Participate in the local continuum of care and report data through the HMIS database or ensure the household's service provider reports data in HMIS for residents who qualified under the definition of homeless at the time the referral was made.
11. Monitor local housing authorities and notify local service providers when waiting lists are open.

**B) Development Owner - Prairie Fire Development Group and Linwood Property Inc. (LAMP)**

As the Development Owner, Prairie Fire Development Group and Linwood Property Inc. (LAMP), will:

1. Agree that any special needs housing commitment will be established, implemented and kept in compliance with the Fair Housing Act, as amended; the Architectural Barriers Act of 1968; the Americans with Disabilities Act; and any other local, state and federal nondiscrimination or accessibility laws, regulations or requirements.
2. Agree that the targeted units will not be segregated within the property and that the targeted unit mix will depend on the needs of referred households.
3. Agree to provide reasonable accommodation for special needs households in the tenant application.
4. Assure that the targeted units remain available to eligible special needs persons through the referral process for the entirety of the compliance period.

**C) Property Management Company – To be chosen by the project partners**

The Property Management Company chosen by the Linwood Gardens partners will:

1. Notify the lead referral agency of available reserved units within a timely manner. At initial lease-up this notification must occur ninety days prior to the anticipated receipt of a certificate of occupancy or when marketing begins, whichever comes first. During ongoing operations, the manager will notify the lead referral agency upon receipt of notice of intent to vacate a targeted unit.
2. Work with the lead referral agency to coordinate the first contact with the special needs household and their services provider to initiate the application process.
3. Collaborate with the referred household's services provider, as appropriate and applicable, to address the household's needs for assistance at application, accessibility accommodations, or assistance during tenancy.
4. Use the lead referral agency as their main point of contact to ensure that community supports are made available to tenants in the targeted units; however, tenancy will not be contingent upon participation in services.
5. Notify the lead referral agency in a timely manner of issues or concerns that may adversely affect the tenancy of the household.
6. Contact the lead referral agency if there are any issues or concerns that have not been satisfactorily resolved with the household and/or services provider.


Note: Although the development's property manager may agree to assist the household in other ways, it is intended that the household renting a targeted unit has the same rights and responsibilities as every other resident in the development.

**5) Commitment to Partnership and Confidentiality**

We the undersigned have read and agree with this MOU. Further, we fully support the project and will make all good faith efforts to see it realized. The project partners will treat project information as confidential and generally limit distribution of findings and agreements to the partners, with reasonable care for unwanted disclosure.

By   
Title PRESIDENT  
Linwood Property Inc

By   
Title Member  
Prairie Fire Development Group LLC

By   
Title President & CEO  
reStart Inc

By   
Title PRESIDENT  
Scott Associates LLC

## XVII. Development Schedule

Development Name:

Linwood Gardens

Development Number:

18-066-MT

For each activity in the chart below, enter the month and year that the activity was accomplished, or for future events, the month and year when that activity is expected to be accomplished. If an activity does not apply to your development, leave it blank.

<u>Construction Loan Closing</u>	4	/	2019
<u>Construction Commencement</u>	4	/	2019
<u>Placed in Service</u>	6	/	2020
<u>Lease-Up Start (Marketing)</u>	4	/	2020
<u>Permanent Loan Closing</u>	12	/	2020
<u>Full Lease-Up</u>	10	/	2020

#### IV. Development Team Information (Name, Address, Phone Number & E-Mail)

<b>a) Contractor:</b> Street Address: City, State, Zip: Phone / Fax : Contact/Email:	Prairie Fire Construction Group, LLC 22 E. Rockwood Drive City Ottawa State KS Zip Code + 4 66070 Phone (913) 208-3425 Fax Rudy Manes Contact email address rmanes@prairiefireco.com	MBE or WBE NONE	Employees assigned to project 3
<b>b) Property Manager:</b> Street Address: City, State, Zip: Phone / Fax : Contact/Email:	Seldin Company 16910 Frances St. Suite 100 City Omaha State NE Zip Code + 4 68130 Phone (402) 934-6112 Fax (402) 763-8952 MICHELE NATHANIELS Contact email address michele.nathaniels@seldin.com	MBE or WBE NONE	Employees assigned to project 2
<b>c) Consultant:</b> Street Address: City, State, Zip: Phone / Fax : Contact/Email:	Gateway Community Development Fund, Inc. 707 N. 2nd Street Suite 308 City St. Louis State MO Zip Code + 4 63102 Phone (816) 753-0941 Fax (816) 753-0949 Erica Dobref Contact email address edobref@kcequityfund.com	MBE or WBE Select	Employees assigned to project 1
<b>d) Attorney:</b> Street Address: City, State, Zip: Phone / Fax : Contact/Email:	Spencer Fane 2144 E. Republic Road, Suite B300 City Springfield State MO Zip Code + 4 65804 Phone (417) 888-1015 Fax Shawn Whitney Contact email address swhitney@spencerfane.com	MBE or WBE NONE	Employees assigned to project 1
<b>e) Accountant:</b> Street Address: City, State, Zip: Phone / Fax : Contact/Email:	Tidwell Group 2001 Park Place, Suite 900 City Birmingham State AL Zip Code + 4 35203 Phone (205) 271-5543 Fax Brent Barringer Contact email address brent.barringer@tidwellgroup.com	MBE or WBE NONE	Employees assigned to project 2
<b>f) Architect:</b> Street Address: City, State, Zip: Phone / Fax : Contact/Email:	Scott Associates 610 East 65th Terrace City Kansas City State MO Zip Code + 4 64131 Phone (816) 822-9000 Fax James Scott Contact email address jscott@scottassociateskc.com	MBE or WBE Select	Employees assigned to project 1
<b>g) Title Company:</b> Street Address: City, State, Zip: Phone / Fax : Contact/Email:	Preferred Title of MO 1265 E. Republic Road City Springfield State MO Zip Code + 4 65804 Phone (417) 889-2394 Fax (417) 889-7872 Christina Ott Contact email address chaid@ptofmo.com	MBE or WBE WBE	Employees assigned to project 1
<b>h) Surveyor:</b> Street Address: City, State, Zip: Phone / Fax : Contact/Email:	Taliaferro and Browne, Inc. 1020 E. 8th Street City Kansas City State MO Zip Code + 4 64106 Phone (816) 283-3456 Fax (816) 283-0810 Leonard J. Graham, PE Contact email address lgraham@lb-enr.com	MBE or WBE MBE	Employees assigned to project 2
<b>i) Physical Needs Firm:</b> Street Address: City, State, Zip: Phone / Fax : Contact/Email:	N/A City State Select Zip Code + 4 Phone Fax Contact email address	MBE or WBE Select	Employees assigned to project 1
<b>j) Environmental Firm:</b> Street Address: City, State, Zip: Phone / Fax : Contact/Email:	Kansas City Testing and Engineering LLC 1308 Adams Street City Kansas City State KS Zip Code + 4 66103 Phone (913) 321-8100 Fax (913) 321-8181 Elisabeth Decoursey Contact email address elisabeth@kctesting.com	MBE or WBE WBE	Employees assigned to project 2
<b>k) Market Study Firm:</b> Street Address: City, State, Zip: Phone / Fax : Contact/Email:	Development Strategies 10 South Broadway   Suite 1500 City St. Louis State MO Zip Code + 4 63102 Phone (314) 421-2800 Fax Brad Beggs Contact email address bbeggs@development-strategies.com	MBE or WBE NONE	Employees assigned to project 1
Does the developer or owner hold a direct or indirect financial interest in any development team member listed above?		Yes	

All identities of interest between the developer/sponsor, directly or indirectly, with any member(s) of the development team must be disclosed. If the developer has an identity of interest with anyone from the development team, please place a "X" in the box associated with that entity.

<input checked="" type="checkbox"/> Contractor	<input type="checkbox"/> Attorney	<input type="checkbox"/> Architect	<input type="checkbox"/> Property Manager	<input type="checkbox"/> Physical Needs Firm
<input type="checkbox"/> Consultant	<input type="checkbox"/> Accountant	<input type="checkbox"/> Surveyor	<input type="checkbox"/> Title Company	<input type="checkbox"/> Environmental Firm
<input type="checkbox"/> Other (Explain)				

MHDC ENCOURAGES PARTICIPATION BY MINORITY-OWNED AND WOMEN-OWNED BUSINESSES AS PART OF THE DEVELOPMENT TEAM



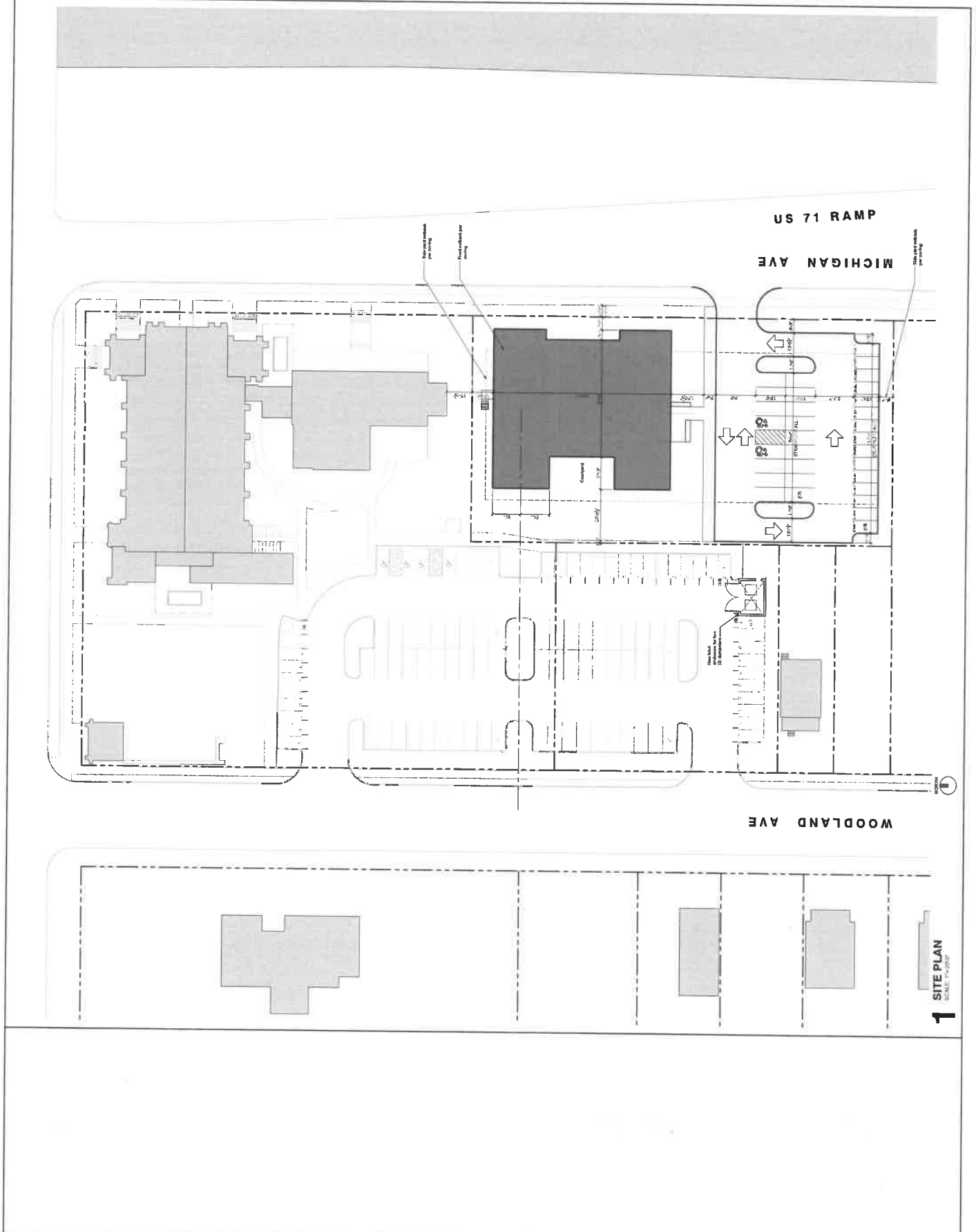
NOT FOR CONSTRUCTION

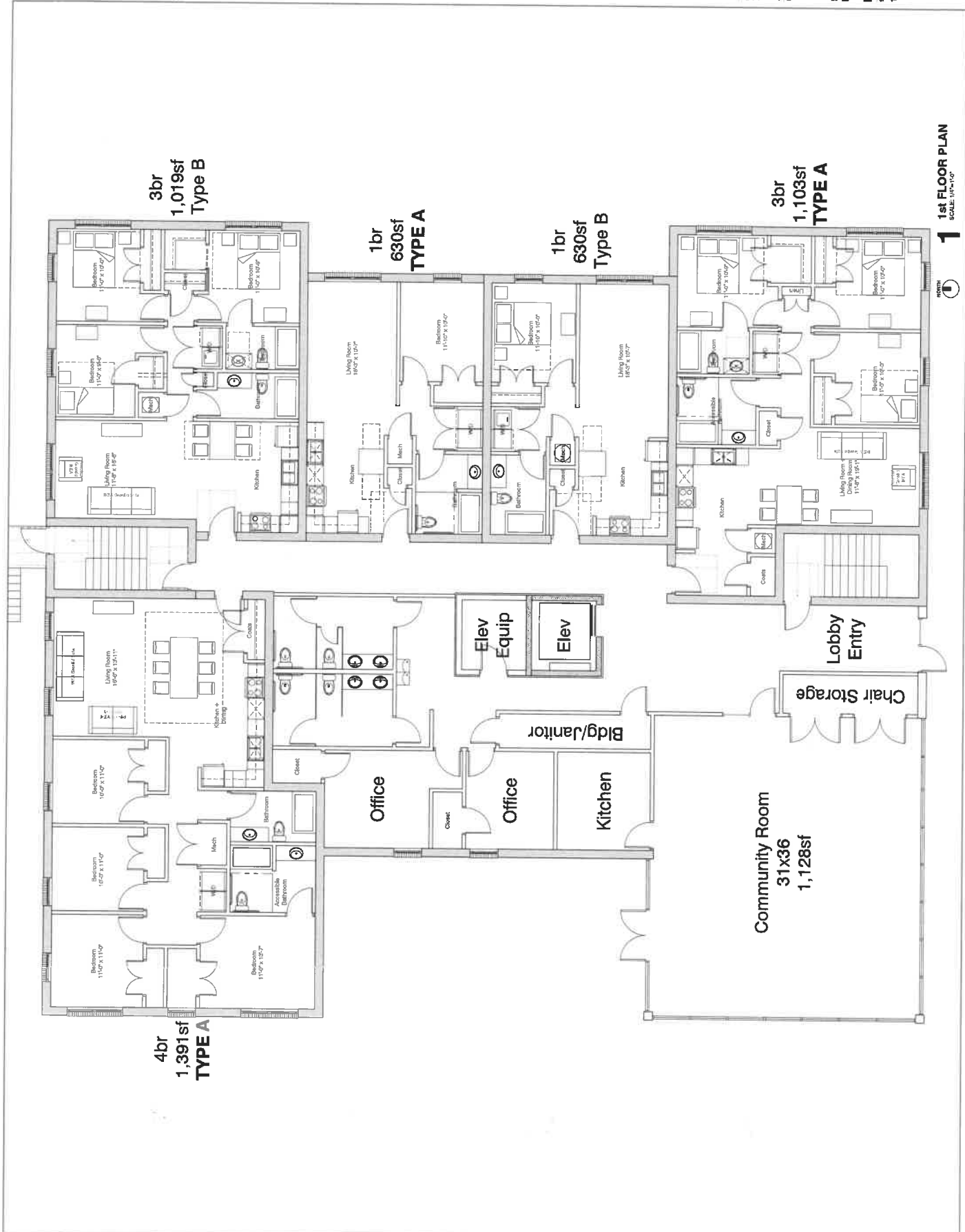
Linwood Gardens  
LAMP  
3200 Michigan Ave  
Kansas City, MO 64109

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Schematic Design  
Progress Set  
Date: 12/13/2018  
Sheet Name  
ARCHITECTURAL SITE  
PLAN

A011





1 1st FLOOR PLAN  
SCALE: 1/8"=1'-0"

