

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

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



ECONOMIC DEVELOPMENT CORPORATION

EXHIBIT 6D  
LCRA 6/19/19

*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: HMC HOLDINGS, LLC

Business Address: 4029 Warwick Blvd., KCMO 64111

Contact Person: Mark A. Jones

E-Mail Address: mark@iandiagency.com

Phone: 816-410-4450 Fax: NA

Address (if different than business address) \_\_\_\_\_

Attorney for Applicant: Philip O. Willoughby, Jr. c/o Gunn, Shank & Stover, P.C.

Attorney's Address: 9800 N.W. Polo, Suite 100 Kansas City, Missouri 64153

Attorney's Phone: 816-454-5600 powilloughby@gunnshank.com

**2. LOCATION OF THE PROJECT**

General Boundaries: 3849, 3851, 3853, & 3855 Woodland Ave. & 1809 E. 39<sup>th</sup> St., collectively known as "3855 Woodland Ave."

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

County: Jackson Council District: 3

Total Acreage: 0.29 AC

Is the project located in any incentive areas? Oak Park Urban Renewal Area & Enhanced Enterprise Zone

What is the current zoning of the project area? B3

What is the proposed zoning for the project area? No change

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:

NA

Land Use Plan Heart of the City Need for Modification N/A

### 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

Rehab/Expansion – all buildings are in need of a complete tear-out/rebuild, new roof, HVAC, electrical, & plumbing. 3851 & 3853 Woodland require extensive repair from water damage, flooring, ceiling, walls, etc. 3855 Woodland needs basement & 2<sup>nd</sup> floor stair replacement and complete rehab of 2<sup>nd</sup> flr.

Casting Company and Talent Agency to occupy 3855 Woodland, 3849 – 53 Woodland retail rental (possible coffee house) and 1809 E. 39<sup>th</sup> warehouse space rental.

Square footage: 8,453 SF

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

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)*

NA

### NUMBER OF JOBS

Created TBD

Average Salary: \$ \_\_\_\_\_

Retained NA

Average Salary: \$ \_\_\_\_\_

Relocated 3 Average Salary: \$35,000  
 Construction jobs 39 Average Salary: \$32/hr

Projected real property investment. \$125,000

Projected personal property investment. \$275,000

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

NA

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.)

HMC Partners have refinanced personal homes for initial investment. Construction cost coverage is estimated at approximately \$150,000. Blighted buildings will be refinished and restored, and occupied by 1 WOB & 1 MOB partner, storefronts rented to other Small Business Owners.

**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: \$125,000

Fair Market Value of Improvement \$218,000

Projected Assessed Value of the Land & Improvements Upon Completion: \$350,000 +

**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 \$125,000  
 Date purchase/option contract signed 4/01/19  
 Closing/expiration date 5/16/19

If the Applicant will lease the project site, indicate:

Legal Name of Owner HMC HOLDINGS, LLC  
 Owner's Address 4029 Warwick Blvd., KCMO 64111  
 Owner of land upon completion of the Project HMC HOLDINGS, LLC

**6. LAND ACQUISITION**

For each Project Area, please provide the following:

- A map showing all parcels to be acquired (SEE ATTACHED)
- Addresses and parcel numbers of all parcels to be acquired (SEE ATTACHED)
- Current owners of all parcels to be acquired (SEE ATTACHED)

Is the use of Eminent Domain anticipated? NA

**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>Heather Laird, HMC Partner</u>	<u>\$ 125,000</u>
<u>Mark A Jones &amp; Clark Cordova, HMC Partners</u>	<u>\$ 125,000</u>
<u>TBD Loan</u>	<u>\$ 150,000</u>
	<u>\$</u>

**8. DEVELOPMENT TEAM**

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

Kyle Kennedy: Architectural contractor for over 20 years; superintendent for commercial buildout for Diamond Construction in Branson, for example. K & W Properties has been in business since 2010.

**9. FINANCIAL INFORMATION**

- A. Budget – include a detailed breakdown of all hard and soft costs
- B. Complete list of sources and uses of funds (indicate if you have received tax credits and secured other financing)
- C. 10 year operating pro forma

- One that shows the project without any incentive assistance
- One that shows the project with requested incentive

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**

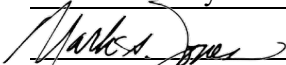
Bond Financing is handled on a case-by-case basis.

**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: Mark Anthony Jones  
SIGNATURE:   
TITLE: New Owner

RETURN COMPLETED APPLICATION AND NON-REFUNDABLE APPLICATION FEE TO:

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



ECONOMIC DEVELOPMENT CORPORATION

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**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: \_\_\_\_\_