



LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY



think KC

## URBAN RENEWAL PLAN APPLICATION

This application must be submitted along with a non-refundable fee of \$3,750.00 plus an additional deposit fee of \$650.00 for the City Planning Commission application fee to engage the services of the Land Clearance for Redevelopment Authority to develop a new urban renewal plan or to modify an existing urban renewal plan. For the Authority to begin developing a plan the applicant is also required to enter into a Funding Agreement for our services. An additional fee of \$850.00 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: Centerfield Asset Properties, LLC

Business Address: 3238 Gillham Rd., KCMO 64109

Contact Person: Paul Migliazzo

E-Mail Address: Pmig42@gmail.com

Phone: 816.806.5356 Fax: \_\_\_\_\_

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

Attorney for Applicant: Vince Gualtier

Attorney's Address: 4600 Madison Ave, Suite 600, KCMO 64112

Attorney's Phone: 816.410.4600

### II. SERVICES REQUIRED:

Develop Urban Renewal Plan ☒ Modify Existing Urban Renewal Plan ☐

### III. GENERAL BOUNDARIES OF PLAN AREA

1328 Agnes Ave, KCMO 64127

1301 Agnes Ave, KCMO 64127

1320 E 14<sup>th</sup> St, KCMO 64127

County: Jackson Council District: 3<sup>rd</sup> District

Total Acreage: 1

What is the current zoning of the plan area? M1 - 5

What is the proposed zoning for the plan area? M1 - 5

Is the plan area currently in an existing incentive area? NO

**IV. PURPOSE OF THE PLAN OR PLAN MODIFICATION**

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

We are proposing to rehab the existing structure to be used as affordable artist studio space.

Some meeting and gallery space included.

**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.

The proposed project is located in the East – Central Development Priority. The retention of

Artists by providing affordable studio spaces will strengthen the city's cultural and artistic

communities.

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.)*

NO

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

NO

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

NONE

F. Identify the development schedule for the proposed project.

See attached pro forma and schedule.

## 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>
All Demo and Build out	\$250,000	Centerfield Asset Prop.

**VII. PHOTOGRAPHS OF THE PROPOSED PLAN AREA**

- A. Please provide photographs of any structures located on the proposed urban renewal plan area that are to be acquired, demolished, and/or rehabilitated.
- B. Please provide parcel listing of all parcels within the proposed urban renewal 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 attachments, that is false or incorrect, and that it is truly descriptive of the property which application is being made. Applicant understands and acknowledges that if the requested urban renewal plan is approved by the LCRA Board of Commissioners and the City Council of Kansas City, Missouri, LCRA Law requires that LCRA advertise for a redeveloper for the proposed project(s) identified in the urban renewal plan.

NAME: Paul Migliazzo  
SIGNATURE: \_\_\_\_\_  
TITLE: Managing Partner, Centerfield Asset Properties, LLC

**RETURN COMPLETED APPLICATION AND REQUIRED FEES TO:**

**Land Clearance for Redevelopment Authority  
1100 Walnut, Suite 1700  
Kansas City, Missouri 64106**

**EXHIBIT A**  
to  
**URBAN RENEWAL PLAN APPLICATION**

**LCRA FUNDING SCHEDULE**

Adopted by LCRA Board of Commissioners 6/23/99  
(Revised 6/22/05; 1/25/06; 3/28/07; 2/27/08; 3/05/10)<sup>1</sup>

	ACTIVITY	FEES
<b>Cost Recovery for Agency Expenses</b>	Agency Staff Expense (direct hourly billing)	Salary/hr. + Overhead
	Prof. Services (e.g., appraisal, title, etc.)	100%
	Legal Services	100%
	Miscellaneous Direct Plan/Project Expense	\$650 filing fee with CP&D <b>Addl. \$850 if in conflict with Area Plan</b>
	Recording Fee	\$300
	Other due diligence costs	100%

**PHASE FEES**

<b>Plan Preparation</b>	Plan Application Fee (non-refundable)	\$3,750 (\$1,300 if review only of plans prepared by others)
<b>Redeveloper (Project) Proposals</b>	Fee for RFP Developers Kit	None
	Submission Fee for Redeveloper's Application (non-refundable)	\$1,300 – residential <sup>2</sup> \$2,600 – non-residential <sup>2</sup>
<b>Bond Financing</b>	Bond Application Fee	\$3,500
	Issuance Fee – LCRA Originated	.5% of bond, plus Issuance expenses
	Conduit Issuance	.375% of first \$10,000,000 .25% of next \$15,000,000 .125% of amount above \$25,000,000 Plus legal expenses
<b>Land Acquisition<sup>3</sup> (per Project)</b>	Offer to Purchase	1% if ≤ \$2,500
	Acquisition Fee	5% if ≥ \$2,500
<b>Tax Abatement Certificate</b>	Real Estate Tax Abatement	\$130 per unit residential \$.065 per sq. ft. commercial \$30 S/F O/O rehab ≤ \$25,000
	Personal Property Tax Exemption	.30% of original asset cost
	Sales Tax Exemption	.30% of original asset cost
<b>Final Plan Review</b>	Final Plan Approval Fee	.0025 of construction cost

<sup>1</sup> The LCRA Funding Schedule may be amended from time to time by the Authority.

<sup>2</sup> May be subject to additional fee for document recording.

<sup>3</sup> Fees charged when LCRA acts as conduit for acquisition/resale.

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