



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: Half Napkin LLC

Business Address: 8026 Paseo Kansas City, MO 64131

Contact Person: Rodger Kube

E-Mail Address: vegenuity@gmail.com

Phone: 816.304.2517 Fax: \_\_\_\_\_

Address (if different than business address) 8740 Brooklyn, Kansas City, MO 64132

Attorney for Applicant: \_\_\_\_\_

Attorney's Address: \_\_\_\_\_

Attorney's Phone: \_\_\_\_\_

**2. LOCATION OF THE PROJECT**

General Boundaries: 8026 Paseo. Lots 7&8 each 50'x150', Bales Orchard Addition, a Subdivision

In Kansas City, MO. Note: As of 3/3/20, Jackson County Parcel Viewer shows Parcel #47-730-14-26-00-0-000 incorrectly as also including Lot 9 of the Bales Orchard Addition. When 8026 Paseo was purchased, American Title incorrectly recorded the deed as if the sale included Lot 9. A correction was recorded on November 20, 2019. The county has not yet reflected that change on the Parcel Viewer map. We can provide documentation regarding that correction if needed.

**See Attachment A**

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

County: Jackson Council District: 5

Total Acreage: 0.31

Is the project located in any incentive areas? Marlborough Community Coalition Urban  
Renewal Area, Continuously Distressed Census  
Tract, EEZ-Zone 2

What is the current zoning of the project area? B3-2/PO

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:

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

Land Use Plan \_\_\_\_\_ Need for Modification \_\_\_\_\_

### 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

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The applicant, Half-Napkin LLC dba The Borough, intends for this project to provide a location for:

- 1) Three small food service businesses as incubator experiences to start-up or to try a new concept
- 2) Residents of Marlborough and adjacent neighborhoods to purchase reasonably priced, freshly prepared quality food and coffee
- 3) Individuals and families from very diverse socio-economic and racial backgrounds to gather, share meals, play, and exchange ideas, culture and conversation in a safe community gathering space
- 4) Local small business owners, creatives, and makers to sell retail products on a consignment or pop-up basis. This includes organic vegetables grown in Marlborough by Stony Crest Urban Farm and other urban farmers

The building to be rehabilitated was constructed in 1929. It was operated as a Mexican restaurant for 60 years with the last interior and exterior improvements made 40 years ago when it was sold as an operating restaurant. The only upgrades to the building exterior or interior were made when there was total failure of a system. There were no records or indication of routine maintenance or improvements since that time. It was purchased in a blighted condition. In June 2019, a 50-year warranty polymer sealant was put on the roof for weather protection and insulation purposes. In August 2019, the interior of the building was professionally gutted to the exterior walls and ceiling joists. That process included environmental abatement performed by a licensed contractor in accordance with all EPA, OSHA, Missouri Department of Natural Resources and Kansas City Air Quality Regulations.

The interior of the building will be built out with two food truck-sized commercial kitchens plus a shared wash line and storage area. A coffee shop space is designed along the south wall with a sidewalk service window facing Paseo. (See attached floor plan.)

The building will have all new wiring, plumbing, and an energy efficient HVAC system. Kitchen equipment will also be energy efficient. A deck is planned along the back of the building with landscaping and bioswales at the end of the property to hold stormwater running off the building roof and adjacent existing parking lot.

The project is located in a Pedestrian Overlay District initiated by the Marlborough Community Coalition in 2015. To be in compliance with the 60% glass surface area Pedestrian Overlay Zoning requirement for a business frontage, and to be welcoming to customers, all new windows will be installed where there are currently none. Large windows, plus one standard sized garage door, all with louvered windows to allow fresh air into the building will be installed. Seating capacity is expected to be 96 at minimum.

The project is located in a four-block area historically referred to as “Marlborough Village.” The first dry goods store opened in 1907. It was a growing, bustling and organically changing commercial district through the 1950’s. There was an amazing diversity of retail services during this period including drug stores, doctor offices, bakeries, additional “dry goods”, banks, a ballroom, cafes, bars, an indoor and early outdoor movie theater, grocery stores, a print shop, auto dealership, gas station/care repair, radio shop, a jeweler, and lawyers’ offices. Beginning in the early 1960’s, the effects of government sanctioned redlining of housing investment east of Troost took a toll, real and perceived, on the viability of businesses. By the early 2000’s there was only a handful of retail businesses left – two hair salons, several “open air” car repair shops, an indoor car repair shop, a lawnmower repair shop, and the Mexican restaurant. Starting in the 1980’s former retail buildings were purchased and used for the storage of construction materials, used cars, a private car collection, hardware store merchandise, and personal storage of a dilapidated bus, pontoon boat, firetruck and other miscellaneous trucks and vehicles in disrepair. Windows were boarded up and concreted over.

Within the 2.5 square miles of the Marlborough neighborhood (Gregory to 79<sup>th</sup> and Troost to 71 Hwy) in which this project is located, a donut shop is the only retail food service business (excluding

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Square footage: 2,300

No. of dwelling units 0 No. of hotel rooms 0 No. of parking spaces 20

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)*

none

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**NUMBER OF JOBS**

- Created \_\_\_\_\_ Average Salary: \$ \_\_\_\_\_
- Retained \_\_\_\_\_ Average Salary: \$ \_\_\_\_\_
- Relocated \_\_\_\_\_ Average Salary: \$ \_\_\_\_\_
- Construction jobs \_\_\_\_\_ Average Salary: \$ \_\_\_\_\_

**NOTE:** Tenants may create jobs, but unknown at this time

Projected real property investment. \_\_\_\_\_

Projected personal property investment. \_\_\_\_\_

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

NO

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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 project is located in a Continuously Distressed Census Tract, the Marlborough Urban Renewal Area, a USDA defined Food Desert, and a Pedestrian Oriented Zoning Overlay District. The project addresses the stark economic and human health challenges inherent within these designations. This project is a needed commercial stimulant for neighborhood revitalization to parallel housing improvements that will be incentivized by the newly created Marlborough Community Coalition Urban Renewal Area and \$40M of green infrastructure investments by the City throughout the 2.5 sq.mi. Marlborough neighborhood. A ten-year 100% tax abatement is needed to make this project financially feasible.

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**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:     \$122,000    

Fair Market Value of Improvement     \$257,000    

Projected Assessed Value of the Land & Improvements Upon Completion:     \$82,240    

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**5. CONTROL OF PROPERTY**

If the Applicant owns the project site, indicate:

Date of Purchase     April 29, 2019    

Sales Price     \$122,000    

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

Sales Price                                     

Date purchase/option contract signed                                     

Closing/expiration date                                     

If the Applicant will lease the project site, indicate:

Legal Name of Owner   

Owner's Address   

Owner of land upon completion of the Project

**6. LAND ACQUISITION**

For each Project Area, please provide the following:

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

Is the use of Eminent Domain anticipated? \_\_\_\_\_

**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>Personal Cash Assets of Rodger Kube &amp; Diane Hershberger</u>	<u>\$ 347,000</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____

**8. DEVELOPMENT TEAM**

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

The developers, Rodger Kube and Diane Hershberger, are Half Napkin LLC. The have lived in Marlborough for 23 years. In 2008, they formed Stony Crest Urban Farm, a four-seasons organic vegetable farm, located on agriculturally zoned property in Marlborough. Diane was a founding member of the Marlborough Community Coalition, serving on the board of directors for 8 years. She has functioned as a 1/2-time volunteer Executive Director for the past 3 years. During much of that same time she was (and still is) a grant funded part-time contractor focused on capacity building for the organization and healthy community programs. Rodger worked closely with the UMKC Law School class that performed the Blight Study of the Marlborough area, and currently serves as the Board President of the Marlborough Community Land Trust. Rodger served 35 years as a progressive parish minister primarily in Kansas City before his retirement. Diane was a civil engineer with an international consulting firm and the U.S. EPA and for 10 years was the executive director of an equity focused non-profit founded by now Congressman Emanuel Cleaver, II before her retirement.

Half Napkin LLC has hired the services of:

Phronesis Design: Tim Duggan & Tiffany Taylor Dugan: 2000 Vine and Hardesty Renaissance Office Interiors (KCMO Certified WBE)

DuBois Consultants Structural Engineering: Ajamu Webster, P.E. (KCMO Certified MBE)

Jamie Jeffries Construction LLC: Extensive historic rehabilitation and new construction in Kansas City

**9. FINANCIAL INFORMATION**

- A. Budget – include a detailed breakdown of all hard and soft costs **See Attachment 9A**

- B. Complete list of sources and uses of funds (indicate if you have received tax credits and secured other financing) **See Response to #7**
- C. 10 year operating pro forma **See Pro Forma (separate document)**
  - 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: Rodger Kube

SIGNATURE: 

TITLE: Member, Half Napkin LLC

RETURN COMPLETED APPLICATION AND NON-REFUNDABLE APPLICATION FEE TO:  
**Economic Development Corporation**  
**1100 Walnut, Suite 1700**  
**Kansas City, Missouri 64106**



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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: \_\_\_\_\_

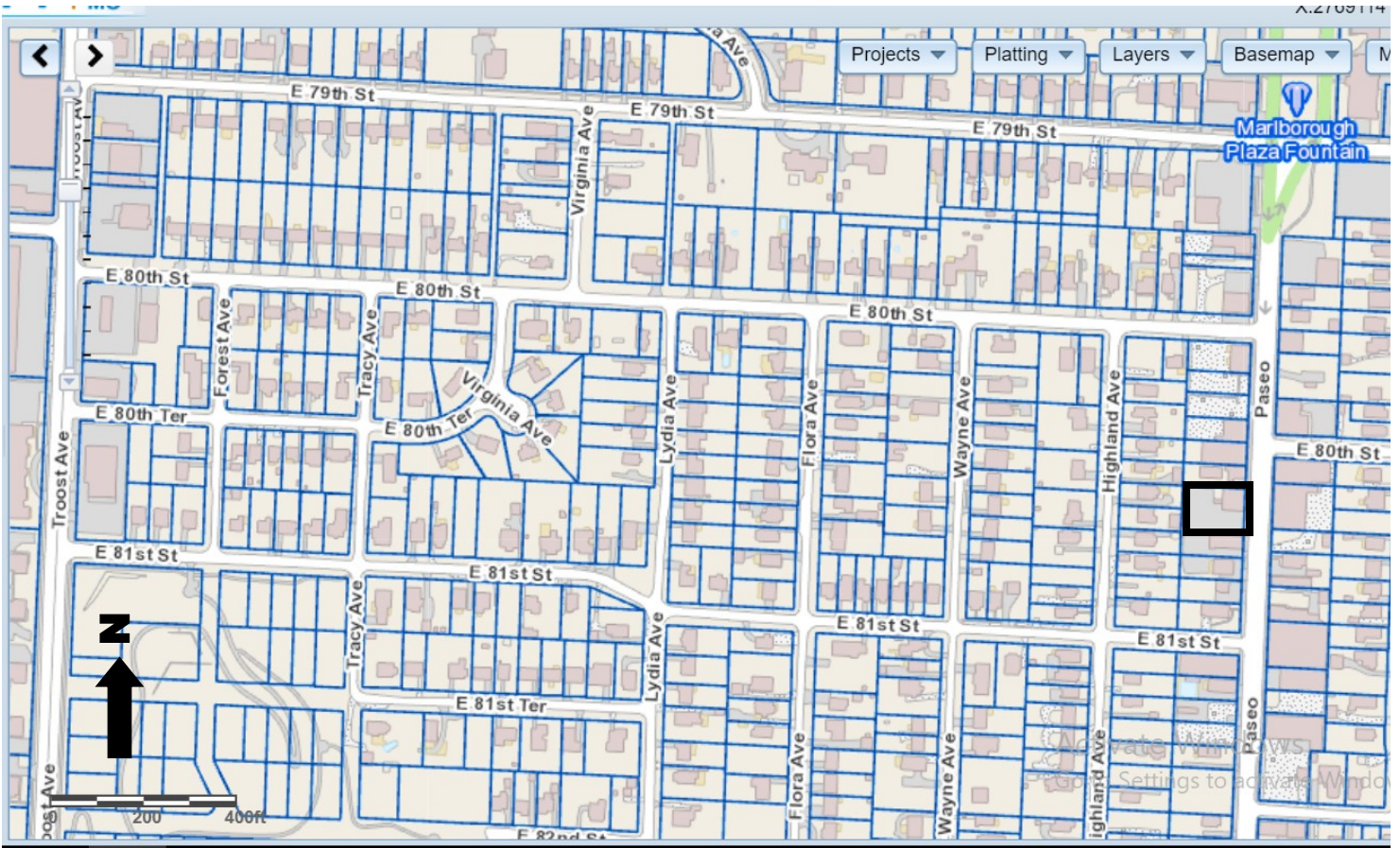
Score Card No. \_\_\_\_\_

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



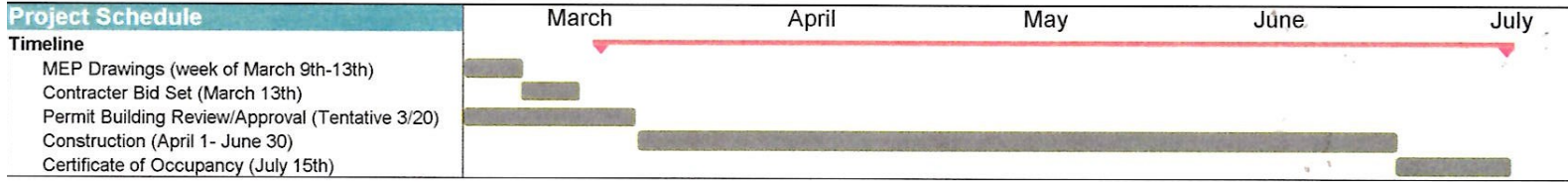
# Attachment A

## 8026 Paseo Project Boundaries



# Attachment B

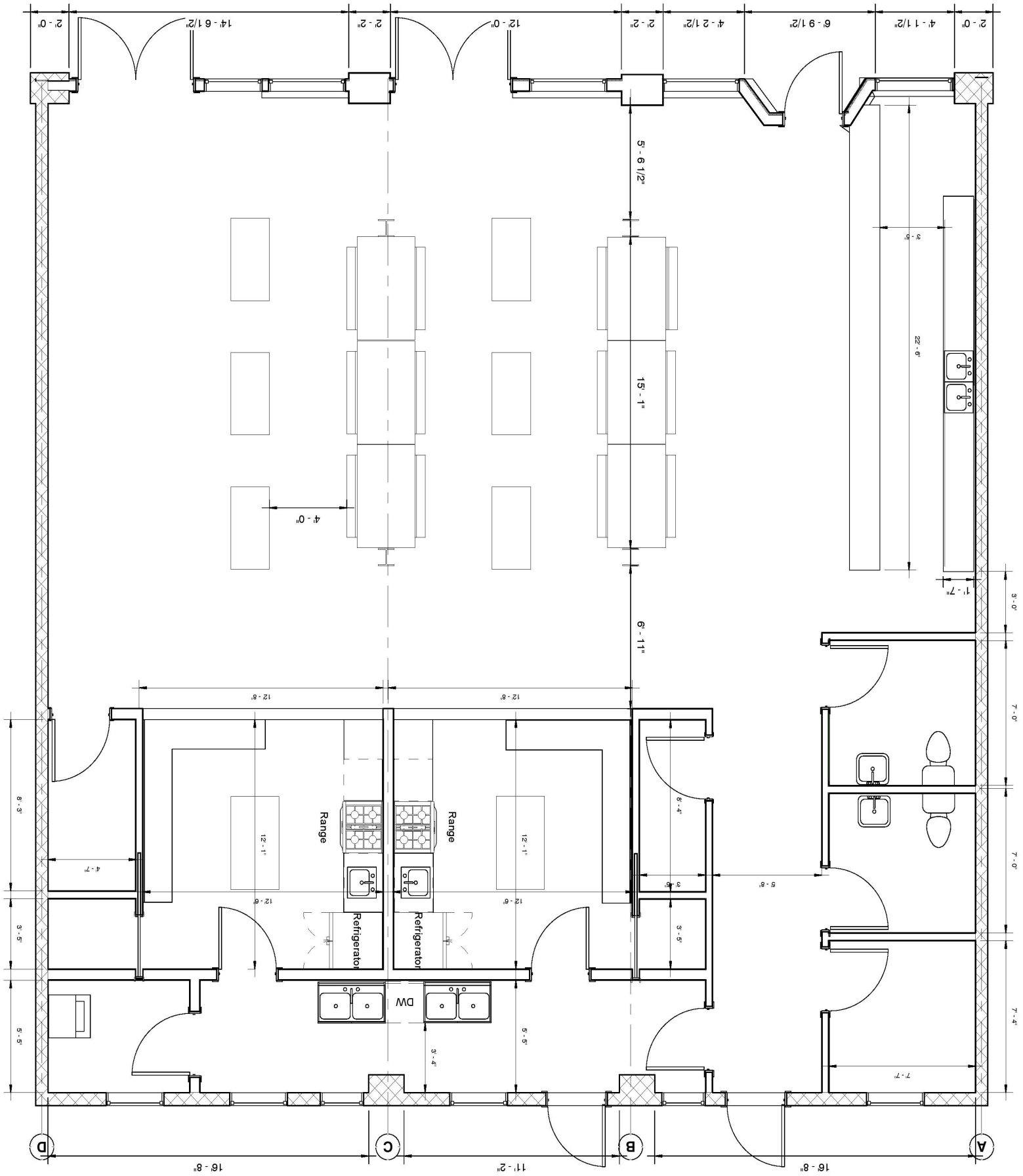
## 8026 Paseo Development Schedule



# Attachment C

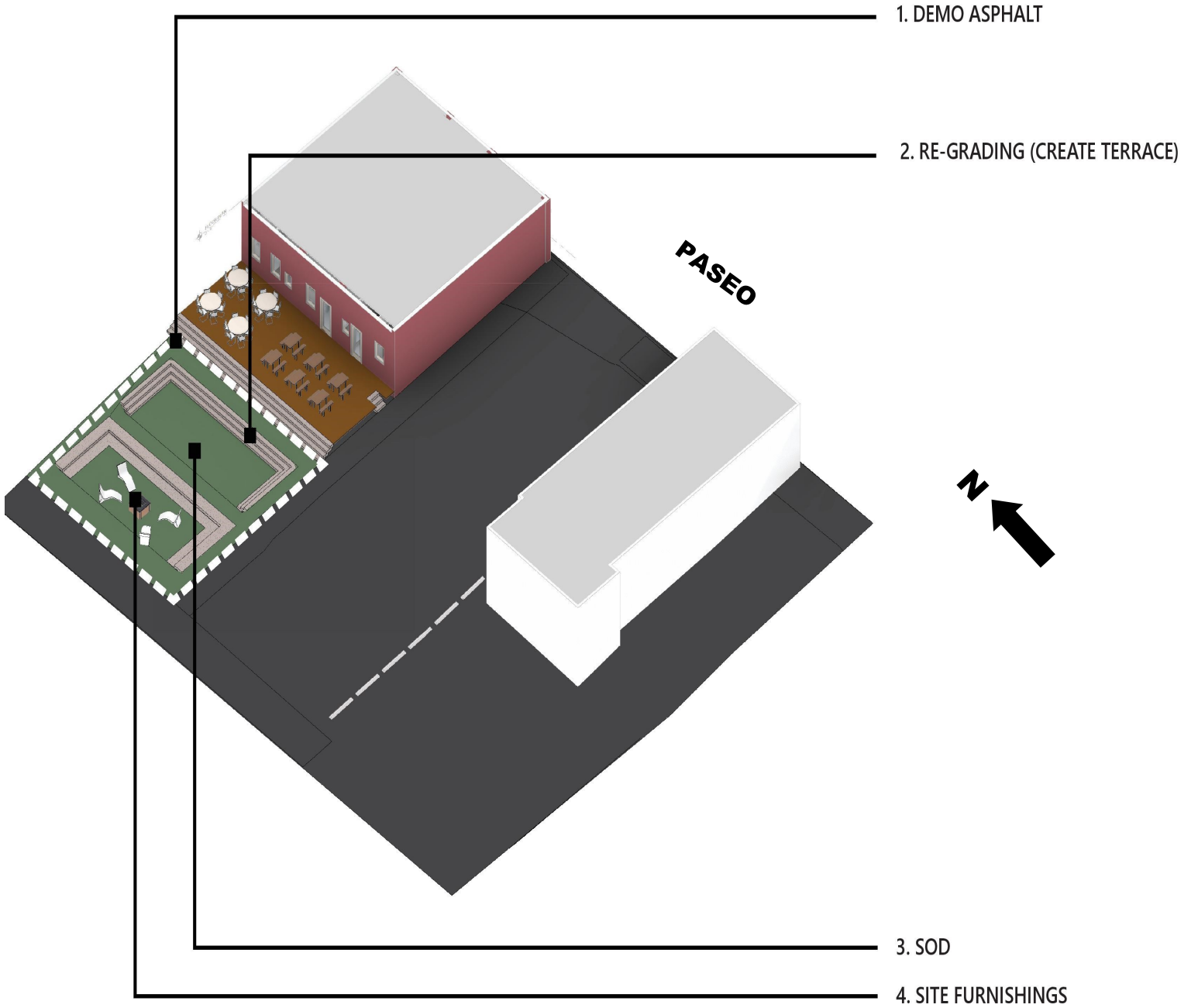


PASEO



# Attachment C

## Page 2



## Attachment 9A

**Half-Napkin dba The Borough**  
**8026 The Paseo**  
**Kansas City, MO 64131**  
**Rodger Kube and Diane Hershberger**  
**Construction Cost Estimate March 4, 2020**

### **Hard Costs**

Demolition and Prep	\$16,500	
Plumbing	\$10,000	
Carpentry	\$33,000	
Electrical	\$15,700	
HVAC	\$20,000	
Windows and Doors	\$20,000	
Guttering	\$ 1,500	
Drywall	\$ 8,000	
Exterior Finish/Deck	\$22,000	
Interior Finish/Kitchens/Coffee Bar	\$37,500	
Construction Observation	<u>\$12,000</u>	
<u>Subtotal</u>		\$196,200

### **Soft Costs**

Architecture	\$12,000	
Engineering	\$12,000	
Permits	\$3,000	
Insurance	\$1,800	
<u>Subtotal</u>		\$28,800

Total Construction Costs \$225,000