



EXHIBIT 5C  
LCRA 4/22/20

*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: Centerfield Asset Properties, LLC

Business Address: 3238 Gillham Road, 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 Gaultier

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

Attorney's Phone: 816.410.4600

**2. LOCATION OF THE PROJECT**

General Boundaries: 1328 Agnes St. / 1301 Agnes St. / 1320 E 14<sup>th</sup> St.

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

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

Total Acreage: 1

Is the project located in any incentive areas? NO

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

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

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 Heart of the City 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

We are planning to rehab the existing building for use as affordable Artist Studio Space. Included with the studios would be some meeting and gallery space.

Square footage: 40,000

No. of dwelling units N/A      No. of hotel rooms N/A      No. of parking spaces 75

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)*

N/A

### NUMBER OF JOBS

Created 2      Average Salary: \$12,000

Retained N/A      Average Salary: \$

Relocated N/A      Average Salary: \$

Construction jobs 10      Average Salary: \$Hourly

Projected real property investment. \$220,000

Projected personal property investment. \$250,000

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

No

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.)

Blighted property in great need for rehab. A market shortage of affordable studio space in the Community. Injection of positive activity in an area in need of that very thing.

#### 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: \$220,000

Fair Market Value of Improvement \$250,000

Projected Assessed Value of the Land & Improvements Upon Completion: \$500,000

#### 5. CONTROL OF PROPERTY

If the Applicant owns the project site, indicate:

Date of Purchase 9/1/2019

Sales Price \$220,000

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
- (See Bottom of Form)
- Current owners of all parcels to be acquired

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>
Centerfield Asset Properties, LLC	\$250,000
_____	\$
_____	\$
_____	\$

**8. DEVELOPMENT TEAM**

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

Paul Migliazzo – Owner and Contractor / Davin Watne – Director UMKC Gallery of Art,

Professor UMKC / John Migliazzo – Owner / Matt Anthony - Owner

**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.

N/A

**10. BOND FINANCING**

Bond Financing is handled on a case-by-case basis. N/A

**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: Paul Migliazzo

SIGNATURE: \_\_\_\_\_

TITLE: Managing Partner, Centerfield Asset Properties, LLC

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: \_\_\_\_\_

6.  
 Parcel ID: 28-330-14-01-00-0-00-000  
 Parcel Address: 1328 Agnes Ave, KCMO 64127

Parcel ID: 28-330-13-05-00-0-00-000  
 Parcel Address: 1301 Agnes Ave, KCMO 64127

Parcel ID: 28-330-13-01-00-0-00-000  
 Parcel Address: 3020 E 14<sup>th</sup> St., KCMO 64127

Owners Info  
 Centerfield Asset Properties, LLC  
 3238 Gillham Rd., KCMO 64109