

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

APRIL 22, 2020



ECONOMIC DEVELOPMENT CORPORATION

4. 8026 PASEO

COMMERCIAL RENOVATION

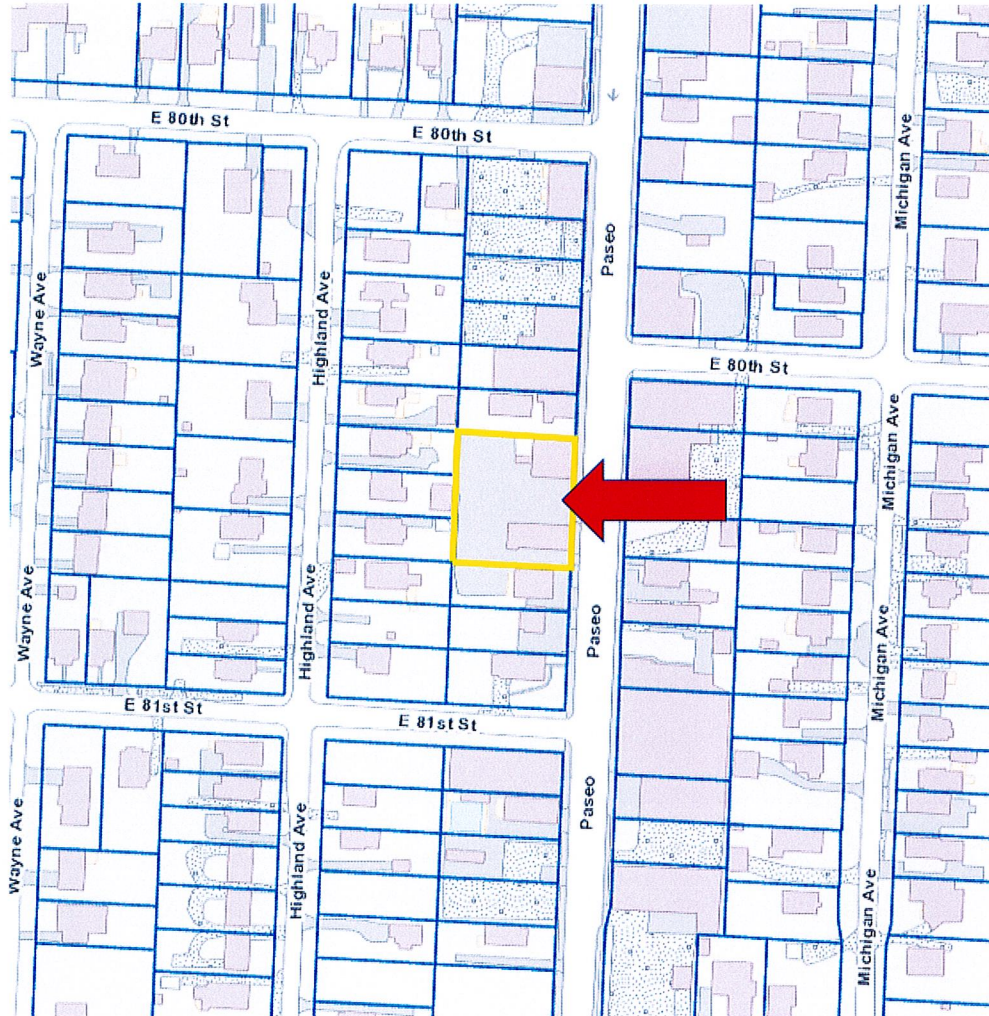


ECONOMIC DEVELOPMENT CORPORATION

8026 Paseo

Incentive Area:
Marlborough Community URA

Council District: 5







8026 PASEO

- Half Napkin, LLC – owned by neighborhood residents, Roger Kube & Diane Hershberger
- Kube & Hershberger also own & operate Stony Crest Urban Farm
- Building formerly housed Mama Tio's – a Mexican restaurant.
- Vacant & deteriorating.
- Developers proposing \$347,000 acquisition & renovation.
- 2 food truck-sized commercial kitchens for three tenants, pop-up retail space & community gathering space.



8026 PASEO

- Located within recently – created Marlborough Community Coalition Urban Renewal Area.
- Located within a “continuously distressed” census tract.
- LCRA does not require financial analysis for URA projects adjacent to/east of Troost & within “continuously distressed” census tracts.
- AdvanceKC score of 62 – standard impact range.
- Staff review shows project is “break-even” w/o tax abatement & still well below market range w/abatement.
- Staff believes 10 years abatement of 100% of increased taxes is appropriate.
- Tentatively scheduled for April 22nd LCRA meeting.

5. 14TH & AGNES

COMMERCIAL RENOVATION



ECONOMIC DEVELOPMENT CORPORATION

1301 & 1328 Agnes Avenue and 3020 E, 14th Street

Incentive Area:
14th & Agnes URA

Council District:3







14TH & AGNES – 1328 AGNES

- Centerfield Asset Properties, LLC - locally-based real estate holding company.
- Paul Migliazzo is one of four principals,
- Former industrial buildings.
- Vacant & deteriorating.
- Developers proposing \$470,000 acquisition & renovation.
- Buildings will undergo a minimal renovation to create affordable artist studios and related gallery and event space.
- Affordable artist studio space in high demand.



14TH & AGNES – 1328 AGNES

- Located within recently – created 14th & Agnes Urban Renewal Area.
- Located within a “continuously distressed” census tract.
- LCRA does not require financial analysis for URA projects adjacent to/east of Troost & within “continuously distressed” census tracts.
- AdvanceKC score of 62 – standard impact range.
- Staff review shows project is “break-even” w/tax abatement & is well below market range.
- Staff believes 10 years abatement of 100% of increased taxes is appropriate.
- Tentatively scheduled for April 22nd LCRA meeting.

6. SHOPPER'S PARKADE

PARKING GARAGE LEASE EXTENSION



ECONOMIC DEVELOPMENT CORPORATION



LET'S GROW **KC MO**

edc Existing garages were deemed unsafe
ECONOMIC DEVELOPMENT CORPORATION



LET'S
GROW **KC**
MO



LET'S
GROW **KC**
MO

1025 Grand
Incentive Area: Central Business District URA
Council District: 4



7. COLUMBUS PARK

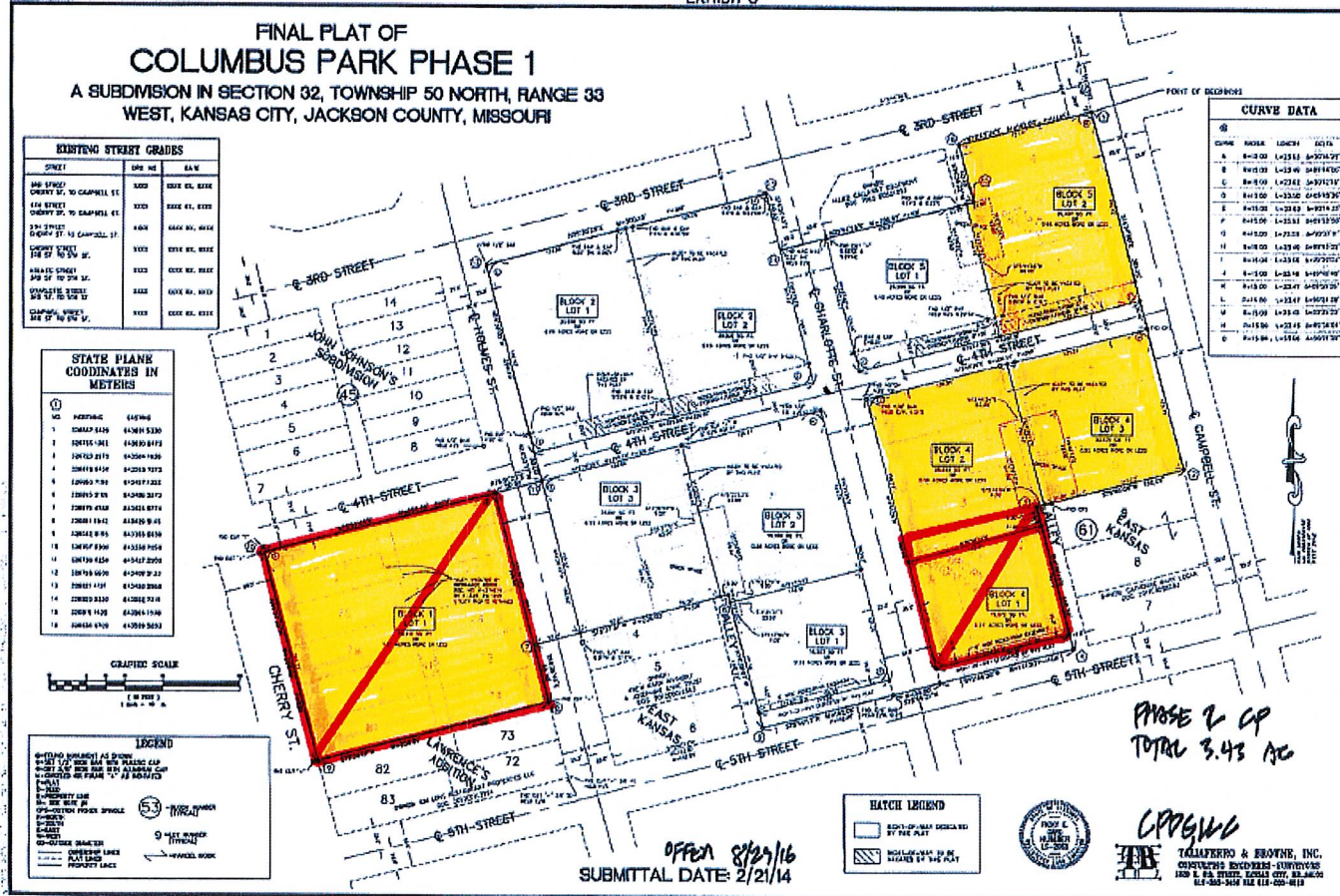
SALE CONTRACT EXTENSION



ECONOMIC DEVELOPMENT CORPORATION

Columbus Park Phase 2 / Incentive Area: Columbus Park URA / Council District: 4

EXHIBIT C

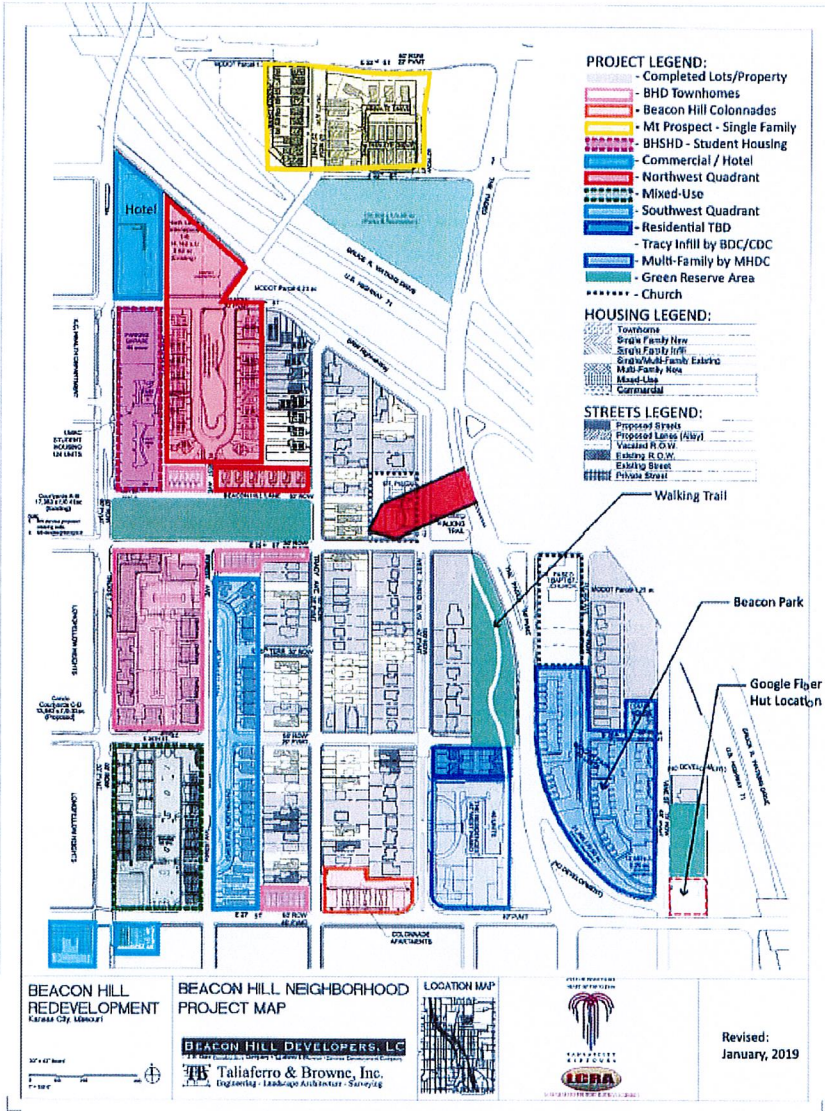


8. 25TH & TRACY

SALE CONTRACT APPROVAL



ECONOMIC DEVELOPMENT CORPORATION



25th & Tracy
 Incentive Area: Hospital Hill II URA
 Council District: 3



BEACON HILL REDEVELOPMENT
 Eastern City, Missouri

BEACON HILL NEIGHBORHOOD PROJECT MAP

BEACON HILL DEVELOPERS, L.C.
 Taliaferro & Browne, Inc.
 Engineering - Landscape Architecture - Surveying

LOCATION MAP

Revised: January, 2019

25th & Tracy

