

ATTN: Project Manager: _____

Date: _____



EXHIBIT 4B
LCRA 9/30/20

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: OLLIE W GATES dba OG INVESTMENT

Business Address: 4621 PASEO BLVD KANSAS CITY, MO 64110

Contact Person: BIANCA TILLARD-GATES (PROPERTY MANAGER)

E-Mail Address: OGINVESTMENTKC@GMAIL.COM

Phone: 816-923-0900 Fax: 816-923-3922

Address (if different than business address) _____

Attorney for Applicant: _____

Attorney's Address: _____

Attorney's Phone: _____

2. LOCATION OF THE PROJECT

General Boundaries: Bounded by E 13th and E 14th streets, from S. Michigan Ave to S. Garfield Ave

County: Jackson Council District: 3rd

Total Acreage: 4.18 acres

Is the project located in any incentive areas? N/A

What is the current zoning of the project area? Residential/Commercial

What is the proposed zoning for the project area? All residential

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

The project is a redevelopment of vacant residential lots, to provide for 25 new Single-Family Residential homes. The existing lots, with widths of 23 to 27 feet will be reconfigured into new Homesites with minimum width of 50 feet.

Square footage: 1600

No. of dwelling units 18 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)

NONE

NUMBER OF JOBS

Created _____ Average Salary: \$ _____

Retained _____ Average Salary: \$ _____

Relocated _____ Average Salary: \$ _____

Construction jobs 50 Average Salary: \$ Contracted

Projected real property investment. \$19,000.00

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?

NONE

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.)

Separate sheet

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: \$500 per sqft

Fair Market Value of Improvement \$ 250,000

Projected Assessed Value of the Land & Improvements Upon Completion: _____

\$275,000 to \$300,000

5. CONTROL OF PROPERTY

If the Applicant owns the project site, indicate:

Date of Purchase Separate sheet

Sales Price _____

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 N/A

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> |
|------------------|---------------|
| Developer Funded | \$ |
| _____ | \$ |
| _____ | \$ |
| _____ | \$ |

8. DEVELOPMENT TEAM

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

Separate sheets listing all resumes of those involved

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:

SIGNATURE:

TITLE:

Bianca Trilland-Gates
Bianca Trilland-Gates
Property Manager

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:

Advance KC Project Inquiry Meeting Date: _____

Score Card No. _____

Financial Analysis Review Committee: _____

Economic Development Corporation KC
Redevelopment Application: Ollie W Gates dba OG Investment
Additional Information

Control of Property:

Applicant currently owns all associated parcels and applied with the City of Kansas City for a Final Plat Application. Attached are the descriptions submitted by Byam Engineering for Winndolyn Development.



Byam Engineering

Since 1953

3501 S. Sterling Ave., Suite G
Independence, Missouri 64052-2377
(816) 252-3519
fredbyam@byamengineering.com



Description for Winndolyn – 1st Plat

Property Description: All that part of Lots 47-55 and 86-92 inclusive, BEND PLACE, Lots 1, 2, 3, and 6-18 inclusive, Block 3 of CHASE'S SUBDIVISION, Lots 1-12 inclusive, Block 4 of BROWNE & BROOKS SUBDIVISION, Lots 1-6, 19, 20, 25, and 26 inclusive, Block 1 of S.C. MOODY'S SUBDIVISION, all subdivisions in Kansas City, Jackson County, Missouri, according to the recorded plats thereof, along with half of the alleys to be vacated, lying adjacent to each said lot, more particularly described as follows:

Beginning at the southeast corner of Lot 55, BEND PLACE; thence N 2°12'09" E along the East line thereof, also being the West line of Garfield Avenue, 378.00 feet to the northeast corner of Lot 6, Block 3, CHASE'S SUBDIVISION; thence N 87°33'03" W, along the north line of said Lot 6 and its extension, 128.00 feet to the centerline of the adjacent 12 foot wide alley; thence N 2°12'09" E, along the centerline of said alley, 50.00 feet; thence S 87°33'03" E, 39.33 feet; thence N 2°12'09" E, 75.00 feet to a point on the north line of Lot 1, Block 3, CHASE'S SUBDIVISION and the South Line of 13th Street, said point being 33.33 feet East of the northwest corner thereof; thence N 87°33'03" W, along said line, 167.33 feet to the northwest corner of Lot 18, Block 3, CHASE'S SUBDIVISION; thence S 2°12'09" W, along the West line thereof and the East line of Euclid Avenue, 400.60 feet to the southwest corner of Lot 86, BEND PLACE; thence S 87°33'03" E, along the south line of said Lot and its extension, 128.00 feet to the centerline of aforementioned alley; thence S 2°12'09" W, along said centerline, 52.40 feet to the North Line of 14th Street, as now established; thence S 87°33'03" E, along said line, 128.00 feet to the Point of Beginning.

AND

Beginning at the southeast corner of Lot 6, Block 1, S.C. MOODY'S SUBDIVISION; thence N 2°12'09" E, along the East line thereof, said line also being the West line of Euclid Avenue, 303.00 feet to the northeast corner of Lot 1, Block 4, BROWNE & BROOK'S SUBDIVISION; thence N 87°33'03" W, along the North line of said Lot and the South line of 13th Street, 305.00 feet to the northwest corner of Lot 12, Block 4, BROWNE & BROOK'S SUBDIVISION; thence S 2°12'09" W, along the West line thereof and the East line of Michigan Avenue, 203.00 feet to the southwest corner of Lot 25, Block 1, S.C. MOODY'S SUBDIVISION; thence S 87°33'03" E, along the south line of said Lot 25, and its extension, 127.50 feet to the centerline of the adjacent 15 foot wide alley; thence S 2°12'09" W along said centerline, 100.00 feet; thence N 87°33'03" W, 127.50 feet to the northwest corner of Lot 20, Block 1, S.C. MOODY'S SUBDIVISION; thence S 2°12'09" W, along the West line thereof and the East line of Michigan Avenue, 50.00 feet to the southwest corner of Lot 19, Block 1, S.C. MOODY'S SUBDIVISION; thence S 87°33'03" E, along the south line of said Lot 19 and its extension, 127.50 feet to the centerline of aforementioned alley; thence N 2°12'09" E, along said centerline, 50.00 feet; thence S 87°33'03" E, 177.50 feet to the Point of Beginning.

Containing 4.184 acres, more or less.

Economic Development Corporation KC
Redevelopment Application: Ollie W Gates dba OG Investment
Additional Information



Byam Engineering

Since 1953



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Independence, Missouri 64052-2377
(816) 252-3519
fredbyam@byamengineering.com

Parcel Numbers for properties included in Winndolyn – 1st Plat

29-140-11-24-00-0-00-000
29-140-11-18-00-0-00-000
29-140-11-19-00-0-00-000
29-140-11-20-00-0-00-000
29-140-11-21-00-0-00-000
29-140-11-02-00-0-00-000
29-140-11-13-00-0-00-000
29-140-11-12-00-0-00-000
29-140-11-11-00-0-00-000
29-140-11-10-00-0-00-000
29-140-11-09-00-0-00-000
29-140-11-08-00-0-00-000
29-140-11-07-00-0-00-000
29-140-11-06-00-0-00-000
29-140-11-05-00-0-00-000
29-140-11-23-00-0-00-000

29-140-10-36-00-0-00-000
29-140-10-26-00-0-00-000
29-140-10-38-00-0-00-000
29-140-10-01-00-0-00-000
29-140-10-40-00-0-00-000
29-140-10-09-00-0-00-000
29-140-10-08-00-0-00-000
29-140-10-37-00-0-00-000
29-140-10-06-00-0-00-000
29-140-10-05-00-0-00-000
29-140-10-04-00-0-00-000
29-140-10-03-00-0-00-000

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FredByam@ByamEngineering.com

A Brief Firm History

Byam Engineering has a long standing policy of personal and professional integrity and attention to detail. The company was founded as Byam Construction and Engineering in 1953 by Frank L. Byam III upon his return from the Korean War. Frank had served as an Installations Engineer in the United States Air Force. Over the ensuing 15 years, the firm name was shortened to Byam Engineering and the emphasis of services shifted to civil/consulting engineering and land surveying. Frank moved the company to its current location following the 1973 Oil Crisis. Having the office two blocks from his home shows that Frank was way ahead of his time in what has come to be known today as a green movement and energy conservation. Gaining a reputation for accuracy and efficiency, the firm prospered, and is celebrating its 67th anniversary in 2020.

In more recent years, Byam Engineering has provided Civil Engineering and Land Surveying services on a variety of projects ranging from medical facilities, retirement villages, and U.S. Post Offices to shopping centers, commercial buildings, street and highway improvements, and commercial and residential subdivisions. A wide variety of clients has provided extensively diverse experience. Each project, large or small, has required varied degrees of improvements to infrastructure such as sanitary sewers, storm sewers, grading and drainage, water lines, streets, and more recently, erosion control and stormwater treatment.

The firm's continuity was assured by Fred Byam and Brad Byam, sons of the firm's founder. Frank brought his sons in at the ground level, assisting on survey crews, performing drafting and blueprinting tasks. Gradually, responsibility grew to include calculations and design of engineering works, culminating with advancement to partnership in the company. Emphasis has always been placed on accuracy and consistency. Both Brad and Fred have the same inherent sense of honesty and integrity plus the tradition of hard work that has made Byam Engineering a respected company in the Kansas City area. The company was incorporated as Byam Engineering, Inc. in 1995.

During the recession of 2008, Brad left the company to pursue other interests. Meanwhile, Fred Byam is running the third generation of the business with the help of another third generation - his daughter, Lindsay Byam. After a period of belt-tightening and austerity, Byam Engineering was poised to grow and prosper as the country emerged from the recession. Currently operating as Byam Engineering Design Group, the company has expanded its scope to include collaborative efforts on larger, more diverse projects with other firms offering varying expertise in disciplines such as Architecture, Landscape Design, and Mechanical Engineering. In short, Byam Engineering is a company with a history of service and professionalism and a future of growth and progress.



Byam Engineering

Since 1953

3501 S. Sterling Ave., Suite G
Independence, Missouri 64052-2377
(816) 252-3519
FredByam@ByamEngineering.com



Professional Qualifications

Howard F. (Fred) Byam

Specialities

Site Planning & Design ~ Street & Highway Design ~ Sanitary Sewer Design
Hydrology and Design of Storm Sewers, Detention and Water Quality Systems
Land Surveying ~ Engineering Surveys ~ Construction Staking

Professional Affiliations

Missouri Society of Professional Surveyors (MSPS) – Member
Kansas Society of Land Surveyors (KSLs) – Member
National Society of Professional Surveyors (NSPS) - Member
KC Metropolitan Joint Chapter of MSPS/KSLs Surveying Societies
Member and Missouri Representative on the Board of Directors
American Society of Civil Engineers (ASCE) Former Member
Eastern Jackson County Builders and Developers Association
Currently serving as Association President
Active member since 1981.

Education

B.S. in Civil Engineering, 1982 University of Missouri - Columbia
Post-Graduate Study: Advanced Engineering - University of Missouri - Columbia
Advanced Land Surveying - Longview Community College

Certifications

Missouri Registered Professional Engineer No. E-22497.
Missouri Registered Land Surveyor No. LS-2579.
Kansas Registered Professional Engineer No. 12643.
Kansas Registered Land Surveyor No. 1282

**Economic Development Corporation KC
Redevelopment Application: Ollie W Gates dba OG Investment
Additional Information**

3401 Park.
Kansas City, MO 64109

Phone (913) 927- 3519
bmgbriacs@gmail.com

Billy Gilreath

Summary of qualifications

2008 - Present



Kansas City, MO

President

- As president I am involved in the overall operations of the company, I participate in sales, marketing, acquisitions, receivables and payables, purchases, proposals and estimates, take-offs, scheduling, general requirements, payrolls, and client relations.

2002 - 2008



Kansas City, MO

President/ Owner

- As president I was involved in the overall operations of the company, I participated in sales, marketing, acquisitions, receivables and payables, purchases, proposals and estimates, take-offs, scheduling, general requirements, payrolls, and client relations. We completed a multi-million dollar portfolio of multifamily, single family and commercial, rehab, damage control, and new construction projects.

2018



Kansas City, MO

General Manager

- Property Management
- Leasing Agent
- Operations Manager
- Purchasing Agent

Professional experience

2000 - 2002



Kansas City, MO

Manager

- Maintained invoices, inventory, and work schedules; supervised crew of 15; Maintained safe and professional working environment.

Additional professional activities

1997 - 2000



Boatswains Mate: Petty Officer Third Class

**Economic Development Corporation KC
Redevelopment Application: Ollie W Gates dba OG Investment
Additional Information**

**Ollie W Gates
OG Investment/Gates Management
4621 Paseo Blvd
Kansas City, MO 64110**

The Gates saga began in 1946 when George W. Gates decided that a family-owned and operated restaurant would be more enticing than life with the railroad. He pooled his resources and opened "Gates Ol' Kentucky" at 19th and Vine which was the first of the now thriving restaurant chain known today as "Gates Bar-B-Q."

During 1949, as the population began to shift, a move was made to 23rd and Charlotte – however a dream to open a bar in conjunction with the restaurant drew him back to 19th & Vine in 1951. This dream was shortlived – a major fire occurred in 1951, forcing him to move the business to 24th & Brooklyn and remain there until 1957.

Despite all adversities, George Gates continued to persevere and managed to maintain the high quality of food and the same distinctive flavor of the barbecue sauce. In 1954 a second restaurant was opened at 12th & Highland and operated alongside the 24th & Brooklyn facility.

The year 1956 proved to be a decisive year for the Gates family. The business underwent a name change to "Gates & Son's Bar-B-Q" – due to George Gates' son, Ollie, now taking an active role in the operations. Having worked in the business after school, summers and weekends while in school and college, Ollie learned the business thoroughly. With a college degree in building construction and the invaluable training he received in the United States Army School of Engineering, Ollie felt it was time to embark upon his barbecue restaurant/lounge at 31st & Indiana under the name "O.G's".

Ollie called upon his reservoir of college and military training and experience to become an important factor in the design of the barbecue oven, the traffic flow lay-out for both customers and employees and the design of the lounge.

For the next nine years the Gates family continued their maturation process with his mother and sister operating the Gates restaurant at 12th & Brooklyn and Ollie operating "O.G's" at 31st & Indiana. During that time, however Ollie began conceiving a new style of building to house future Gates Bar-B-Q restaurant, and a new restaurant at 1411 Swope Parkway was opened in 1970. A second location was opened in 1972 in Leawood, Kansas, continuing this theme.

Growing fast, a Kansas City, Kansas restaurant was opened in 1975 and an Independence, Missouri location was added in 1979. These restaurants thrived as people from throughout the metropolitan area became avid customers, but more importantly, two milestones had been passed: first, the myth that Kansas City could accommodate only a few barbecue restaurants had been destroyed and secondly, that barbecue had been elevated to a respectable industry.

**Economic Development Corporation KC
Redevelopment Application: Ollie W Gates dba OG Investment
Additional Information**

As demand for sauce continued to grow, the decision was made in 1975 to introduce our products to grocery stores. Some responded favorably immediately, however others displayed some reluctance to stock something they felt might yield questionable investment returns. Persistence and strong consumer appeal prevailed and all major supermarkets in the metro soon stocked Gates Bar-B-Q Sauce on their shelves.

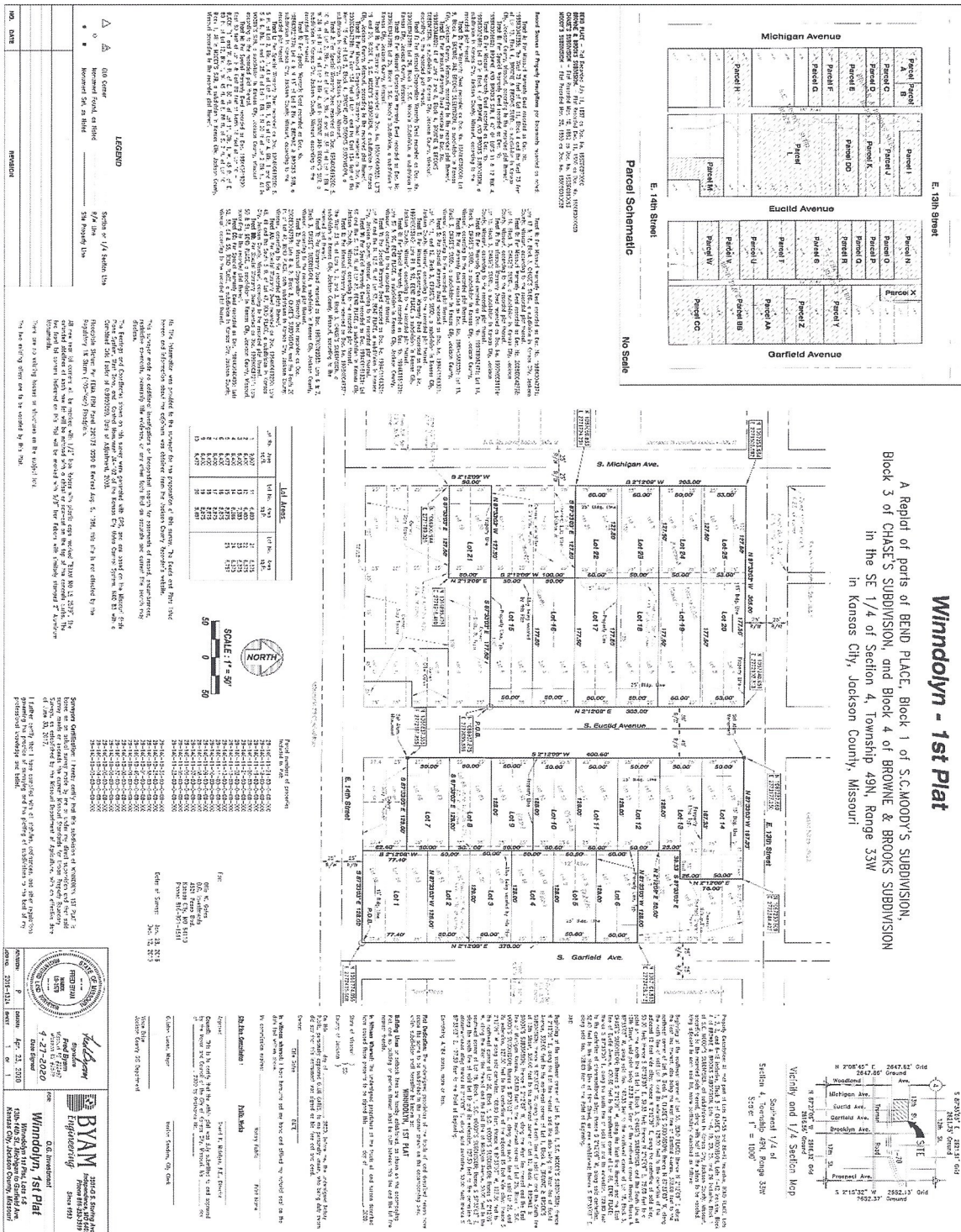
In 1983, we began national distribution, and in 1984 we opened our modern Gates Commissary – where we now manufacture and distribute our sauce & spices.

In 1994, a new location in the heart of Kansas City was opened at Linwood & Main. Gates celebrated 50 years of business in 1996, and in 1997 our Corporate office was relocated to a renovated building at the southeast corner of Brush Creek and Paseo. Along with this, a new restaurant was built from the ground up just down the street on Emanuel Cleaver Boulevard.

March 17, 2005, tragedy struck the family when the matriarch Arzelia June Smith Gates passed away, leaving Ollie, her son and two daughters Winnifred and Gwendolyn. In 2007, Winnifred Gates passed. Gates Bar-B-Q is a family owned company and a Kansas City original with our unique red roof design and “Struttin Man” in full tuxedo and top hat. The connection of good food, fast personalized service and the immediate greeting, “HI, MAY I HELP YOU?” all act as our trademark.

Economic Development Corporation KC Redevelopment Application: Ollie W Gates dba OG Investment Additional Information

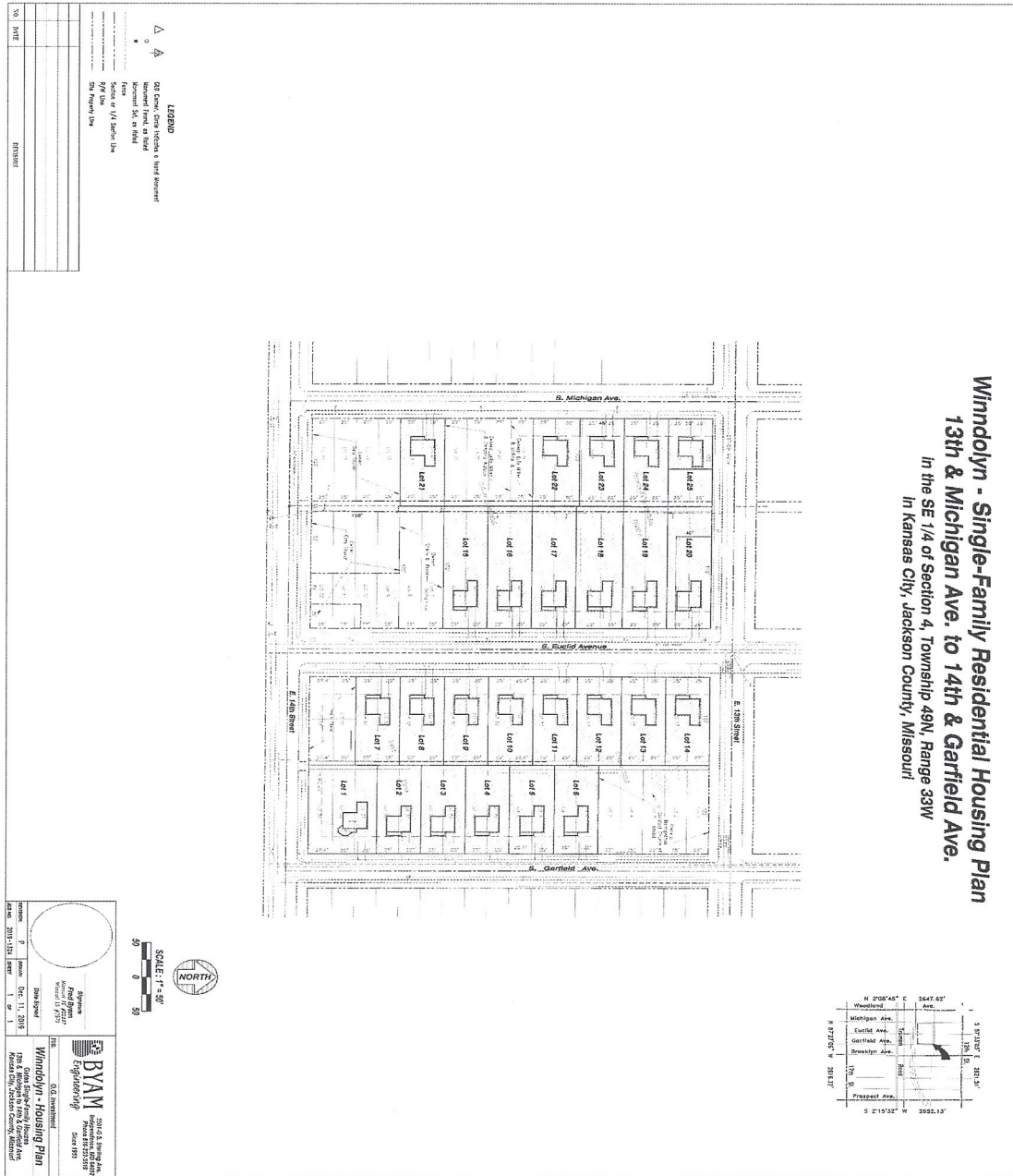
ATTACHMENT A



**Economic Development Corporation KC
Redevelopment Application: Ollie W Gates dba OG Investment
Additional Information**

ATTACHMENT B

**Windolyn - Single-Family Residential Housing Plan
13th & Michigan Ave. to 14th & Garfield Ave.
In the SE 1/4 of Section 4, Township 49N, Range 33W
In Kansas City, Jackson County, Missouri**



| NO. | DATE | REVISION |
|-----|------|----------|
| | | |
| | | |
| | | |
| | | |

LEGEND
 ▲ 20' Deck, Cover Terrace & Wood Decking
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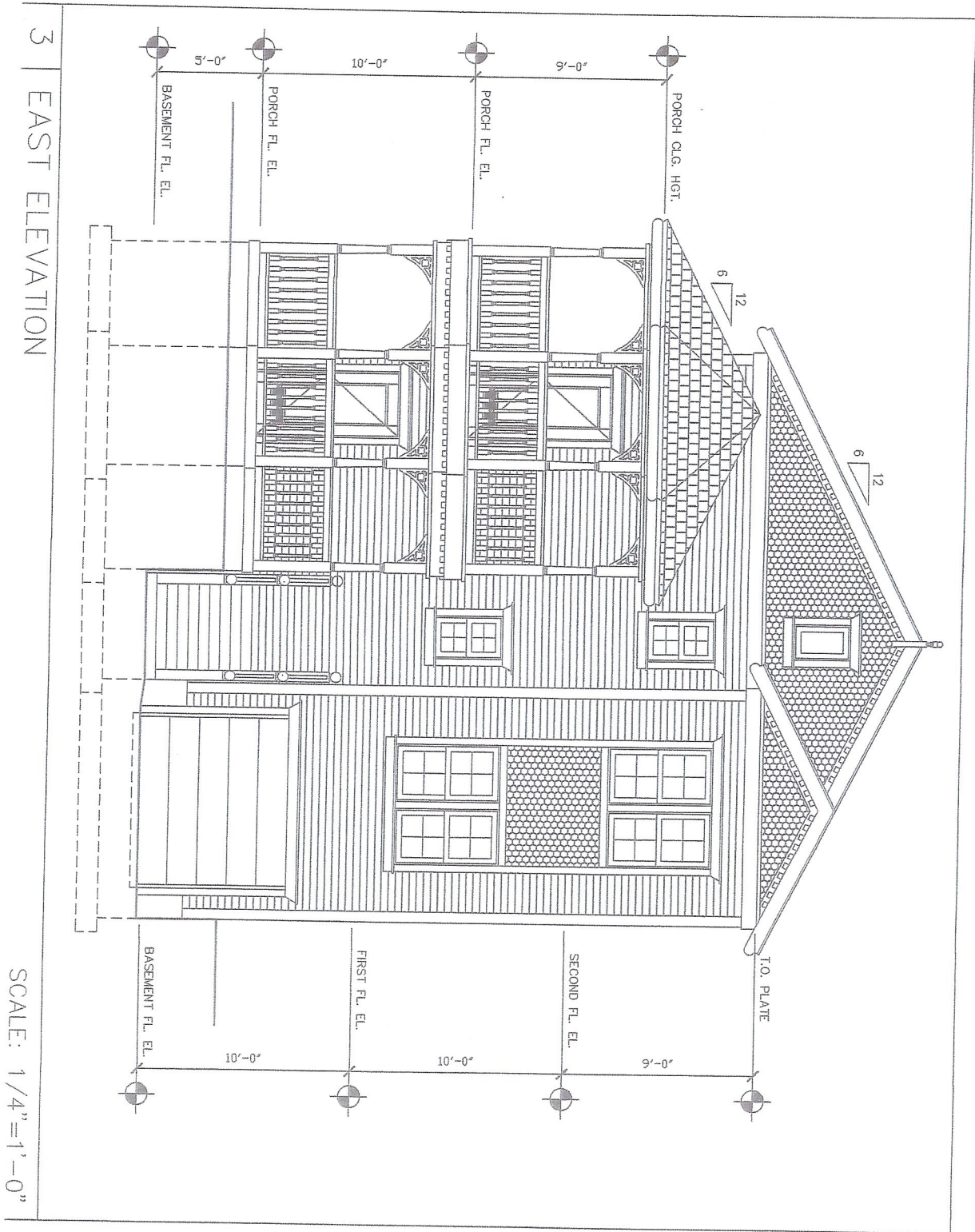
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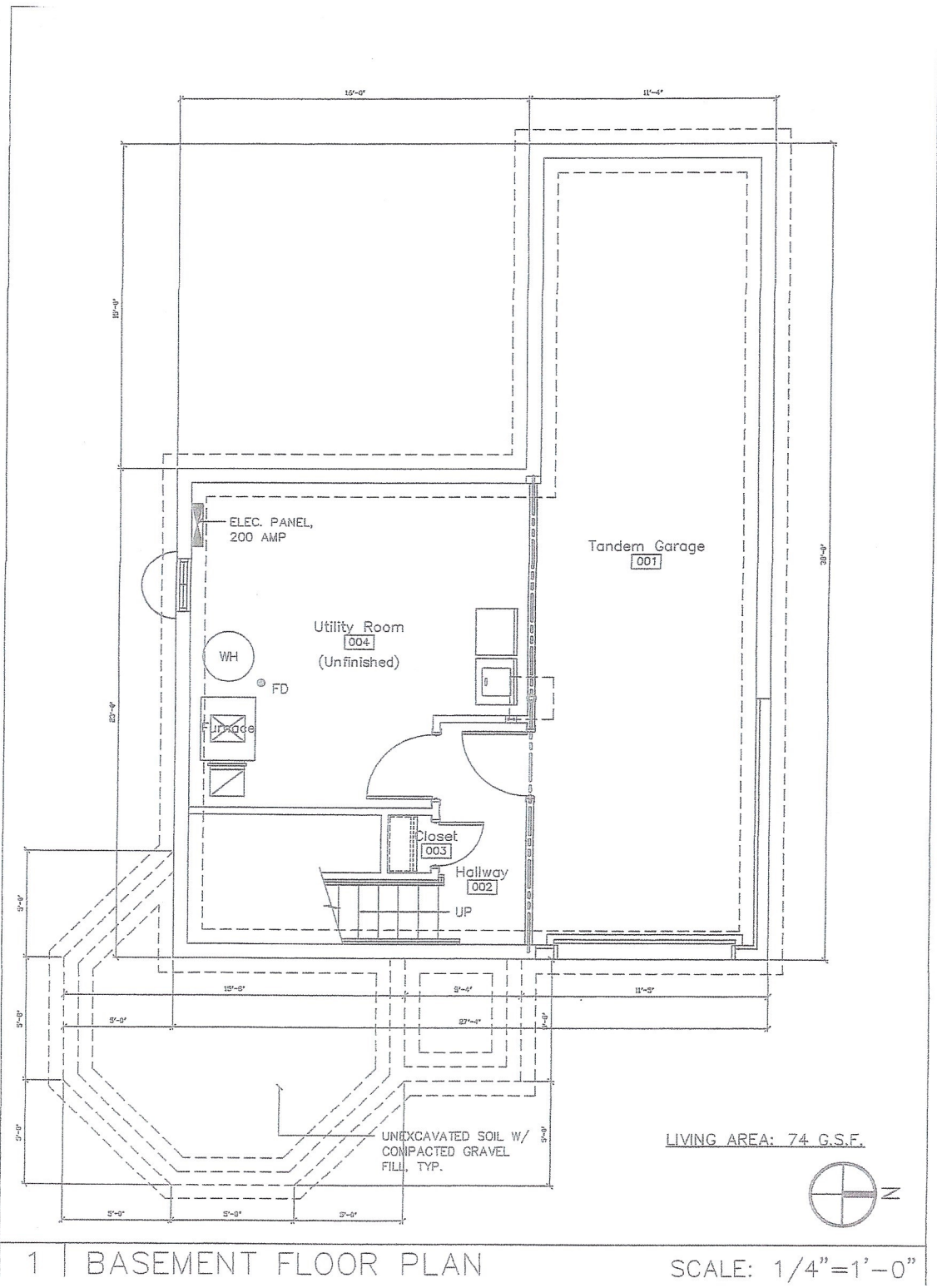
| | | |
|--|--|---|
| <p>BYAM ENGINEERING, INC. 3015 S. WILSON AVE. SUITE 100 KANSAS CITY, MO 64111 816.451.1111</p> | <p>Windolyn - Housing Plan Prepared For: O.G. Investment 1212 W. 17th St. Kansas City, MO 64120</p> | <p>Revised: Dec. 11, 2018 Drawn: [Name] Checked: [Name] Project No: 2017-1124 Sheet: 1 of 1</p> |
|--|--|---|



ATTACHMENT C



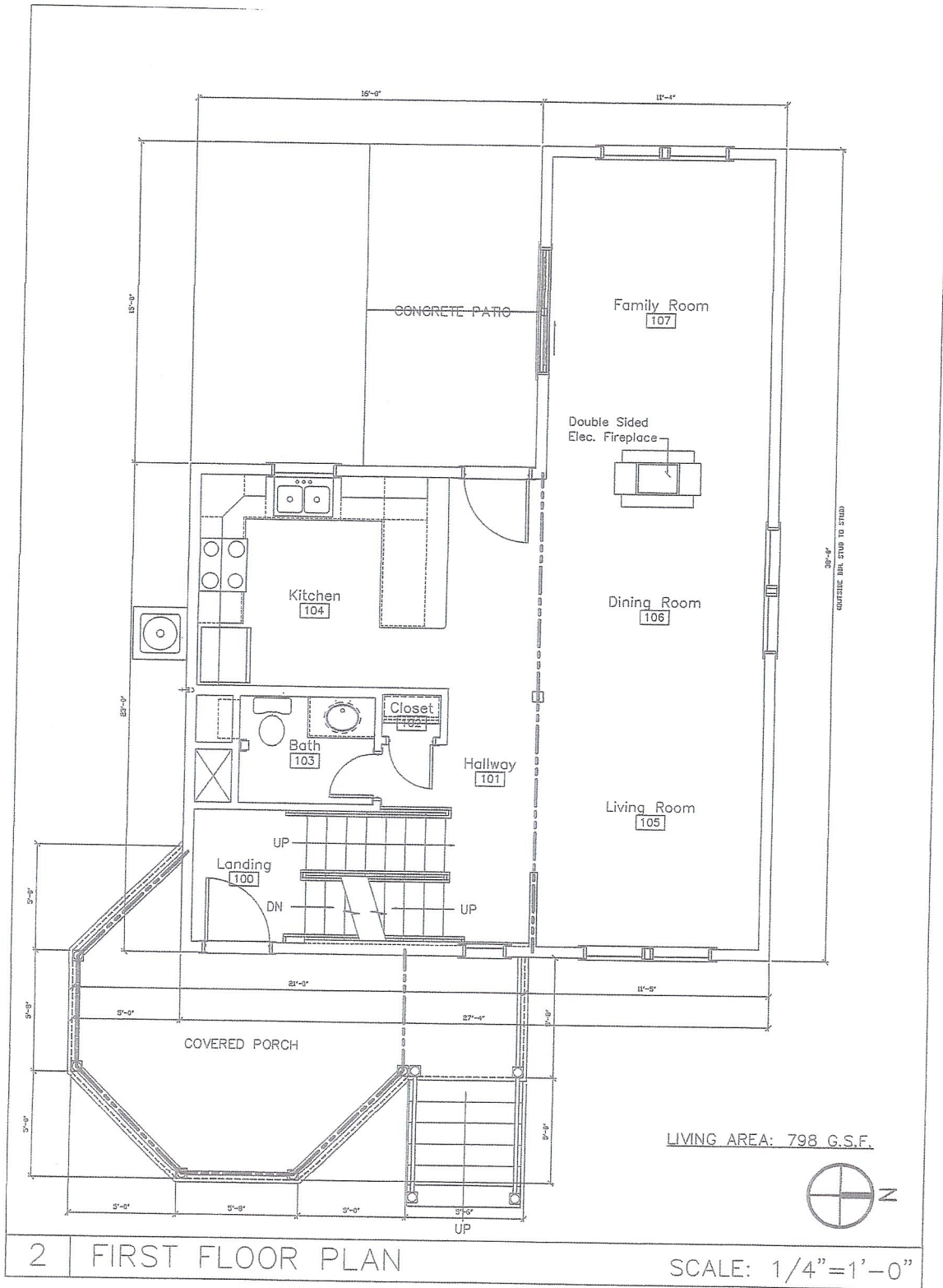
Economic Development Corporation KC
 Redevelopment Application: Ollie W Gates dba OG Investment
 Additional Information



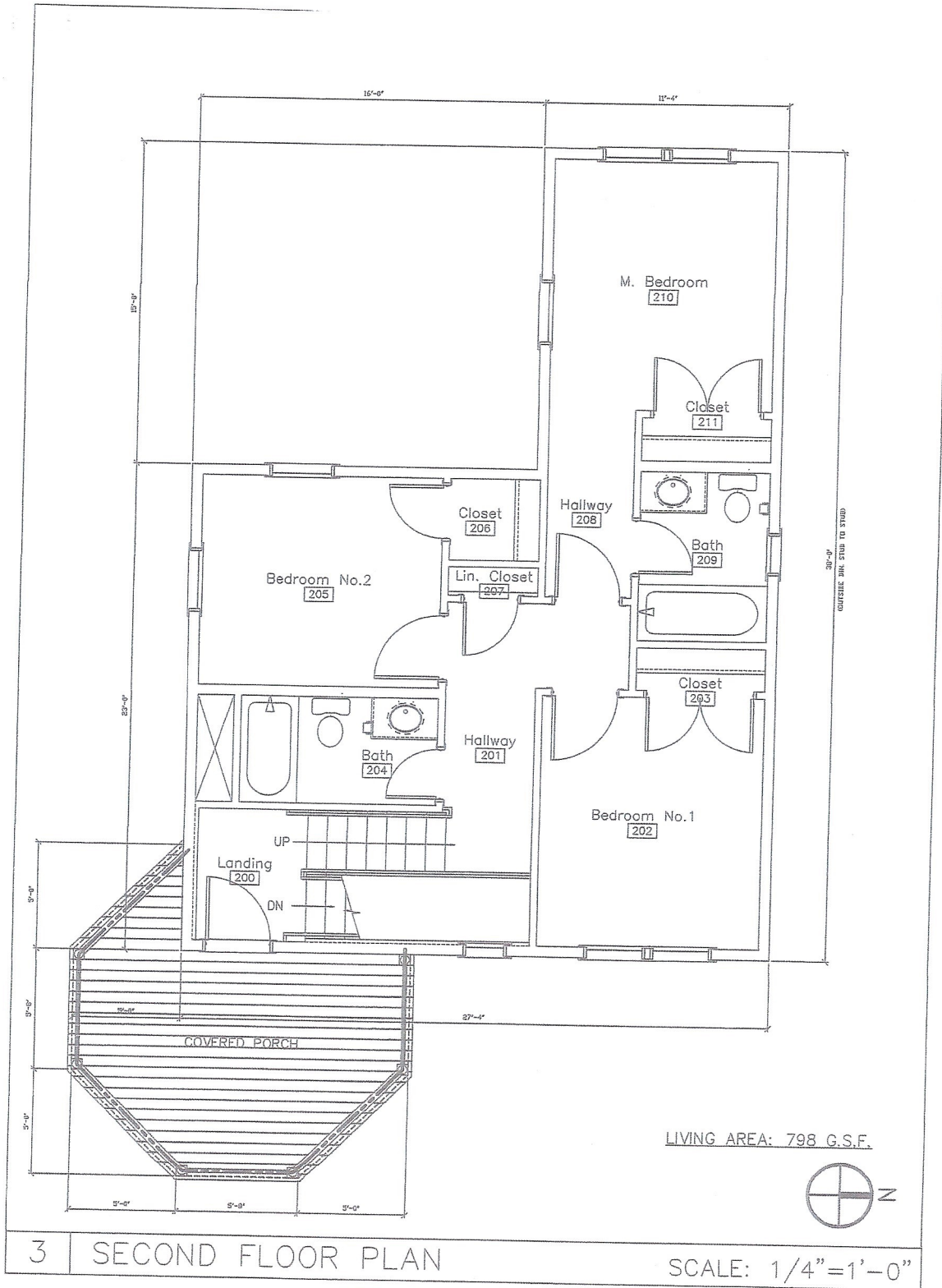
1 | BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

Economic Development Corporation KC
Redevelopment Application: Ollie W Gates dba OG Investment
Additional Information



**Economic Development Corporation KC
 Redevelopment Application: Ollie W Gates dba OG Investment
 Additional Information**



3 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"