

ATTN: Project Manager: \_\_\_\_\_

Date: 5/3/21



**ECONOMIC DEVELOPMENT CORPORATION**

*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: Rodgers Housing, LLC

Business Address: 666 Dundee Road, Suite 1102

Contact Person: Todd Lieberman

E-Mail Address: [toddl@brinshore.com](mailto:toddl@brinshore.com)

Phone: 224-927-5067 Fax: \_\_\_\_\_

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

222 W. Gregory Blvd Suite 323, Kansas City, MO 64112

Attorney for Applicant: James Neeld, Sandberg Phoenix

Attorney's Address: 4600 Madison Avenue, Suite 1000, KCMO 64112

Attorney's Phone: 816.714.1041

**2. LOCATION OF THE PROJECT**

General Boundaries: The project site is generally bounded by E. 9<sup>th</sup> Street to the south, the existing Sidewalk south of the Samuel U. Rodgers Health Center building to the north Euclid Ave to the west and Brooklyn Ave and an alley to the east. See Attachment A for reference.

County: Jackson Council District: Third District

Total Acreage: 5.133

Is the project located in any incentive areas? Yes, Woodland URA

What is the current zoning of the project area? R0.5

What is the proposed zoning for the project area? UR

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:

The rezoning application was submitted on 4/16/21 – case number CD-CPC-2021-00078. The project is currently on Schedule for the June 1<sup>st</sup> City Plan Commission meeting.

Land Use Plan Res. Urban Low Density 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

The project includes the construction of 62 new units of mixed-income housing and a new community building to be operated by Samuel Rodgers. The 5.13 acre site has one existing non-historic structure that will be demolished to building the new construction project. Please see the attached project narrative for additional project information.

Square footage: 97,032

No. of dwelling units 62 No. of hotel rooms 0 No. of parking spaces 76

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 known.

**NUMBER OF JOBS**

- Created      1 FT, 1 PT      Average Salary: \$ varies
- Retained      \_\_\_\_\_      Average Salary: \$
- Relocated      \_\_\_\_\_      Average Salary: \$
- Construction jobs      16 (new jobs)      Average Salary: \$ varies by role

Projected real property investment. \$15.33 million

Projected personal property investment. \$60,000

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

The project has been awarded \$655,000 in federal 9% Low Income Housing Tax Credits (LIHTCs) and \$458,500 in state Low Income Housing Tax Credits.

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.)

The project includes income restricted housing for moderate and very low income households. Based on financial projects, property tax volatility could lead to operating shortfalls in future years. The

developer/owner is unable to increase rents to meet potential operating shortfalls. The proposed abatement will project the financial feasibility of the project over the compliance period and ensure high quality mixed-income housing.

#### 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: \$490,000

Fair Market Value of Improvement N/A

Projected Assessed Value of the Land & Improvements Upon Completion: \_\_\_\_\_

**Total Project Cost:** \$15.33 million

#### 5. CONTROL OF PROPERTY

If the Applicant owns the project site, indicate:

Date of Purchase \_\_\_\_\_

Sales Price \_\_\_\_\_

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

Sales Price \$500,000

Date purchase/option contract signed 5/20/2020

Closing/expiration date 8/31/2021

If the Applicant will lease the project site, indicate:

Legal Name of Owner Housing Authority of Kansas City, MO (HAKC will ground lease property to Rodgers Housing, LLC)

Owner's Address 920 Main Street, Suite 701. Kansas City, MO 64105

Owner of land upon completion of the Project HAKC

**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? 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>
<u>See attached.</u>	<u>\$</u>
<u> </u>	<u>\$</u>
<u> </u>	<u>\$</u>
<u> </u>	<u>\$</u>

**8. DEVELOPMENT TEAM**

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

Brinshore Development, LLC and Affordable Housing of Kansas City, MO (an affiliate of the Housing Authority of Kansas City, MO) are co-developers. Please see the attached narrative for experience and additional development team members.

**9. FINANCIAL INFORMATION**

- A. Budget – include a detailed breakdown of all hard and soft costs – ***see attached***
- B. Complete list of sources and uses of funds (indicate if you have received tax credits and secured other financing) – ***see attached; other financing is secured.***
- C. 10 year operating pro forma – ***see attached;***
  - 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: Todd Lieberman  
SIGNATURE:   
TITLE: EVP, Brinshore Development, LLC (on behalf of Rodgers Housing, 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: \_\_\_\_\_