

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

Date: \_\_\_\_\_



ECONOMIC DEVELOPMENT CORPORATION

EXHIBIT 6B  
LCRA 6/23/21

*For any project seeking assistance through the following agencies, a completed application form must be provided. Applications will be reviewed by EDC staff to determine the best course of action. 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 may be submitted electronically

Email completed application to Dona Mathieu at [dmathieu@edckc.com](mailto:dmathieu@edckc.com), or call at 816-221-0636

*If more space is required for response to any question, please attach additional sheet(s).*

**1. APPLICANT INFORMATION**

Applicant/Organization Name: \_\_\_\_\_

Business Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

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

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

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

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

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

**2. LOCATION OF THE PROJECT**

General Boundaries:

County: \_\_\_\_\_

Council District: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Is the project located in any incentive areas? \_\_\_\_\_

State the incentive requested for the project: \_\_\_\_\_

What is the current zoning of the project area? \_\_\_\_\_

What is the proposed zoning for the project area? \_\_\_\_\_

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

Square footage: \_\_\_\_\_

No. of dwelling units \_\_\_\_\_ No. of hotel rooms \_\_\_\_\_ No. of parking spaces \_\_\_\_\_

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)*

Please describe any environmental sustainability features of your project including level of LEED certification (if applicable) and/or any energy efficiency/alternative energy features. (Please note if you are interested in receiving free information from EDC staff on how available energy efficiency programs can reduce your overall project costs.) See also: [www.kcpl.com/businessrebates](http://www.kcpl.com/businessrebates).

**NUMBER OF JOBS**

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

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?

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.)

**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.

Acquisition Price: \_\_\_\_\_

Total Development Budget: \_\_\_\_\_

Current Assessed Value: \_\_\_\_\_

Projected Assessed Value: \_\_\_\_\_

**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 \_\_\_\_\_

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>
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

## 8. DEVELOPMENT TEAM

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

Curls & Associates specializes in real estate consulting, land assemblage, sales of single and multi-family residential properties, and property development. Founded in 1952, Curls & Associates merged in 2005 with locally owned Jude Joseph, LLC, a firm that has been an integral part of the Kansas City real estate market. A list of relevant projects that the development team was involved with: Justin Place, The Woodlands at the Citadel, Palestine North, Linwood Shopping Center, Linwood Square & 3000 Block Shopping Center, Metropolitan Homes, Jamison Housing on the Boulevard, etc.

## 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.
- E. If seeking TIF or Chapter 100 assistance, provide a personal property depreciation and replacement schedule.
- F. Financing Term Sheet

## 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.
- **Attachment D** Letter(s) of Support from one or more of the following: councilpersons, mayor, county official, state representative, state senator, local taxing entities, and/or neighborhood organization(s).



**13. BANKRUPTCY DISCLOSURE:**

Has the applicant or any parent, subsidiary or business entity otherwise affiliated with the applicant, ever filed a petition for bankruptcy or appointed a receiver? If **Yes**, the applicant must obtain and file a **“Statement of Bankruptcy/Receivership.”**

No       Yes

**FEES WILL BE CALCULATED AND COLLECTED AT A FUTURE DATE.**

**12. CERTIFICATION OF APPLICANT:**

The undersigned hereby represents and certifies that to the best of their knowledge and belief this project application contains no information or data that is false, incorrect or misleading.

NAME: Linden Bowie  
SIGNATURE: Layla Powe  
TITLE: President

APPLICATION MAY BE EMAILED TO: [dmathieu@edckc.com](mailto:dmathieu@edckc.com) or

MAIL COMPLETED APPLICATION TO: **Economic Development Corporation**  
**Attn: Dona Mathieu**  
**300 Wyandotte, Suite 400**  
**Kansas City, Missouri 64105**

**FOR INTERNAL USE ONLY**

Assistance Project will be evaluated for which financial analysis:

TIF

PIEA/Chapter 353

LCRA

Chapter 100

Comments:

Advance KC Project Inquiry Meeting Date: \_\_\_\_\_ Score Card Value: \_\_\_\_\_  
Financial Analysis Review Committee: \_\_\_\_\_







**DISTRICT ROW**

**PROJECTED CONSTRUCTION CASH FLOW**

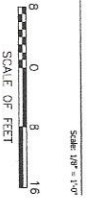
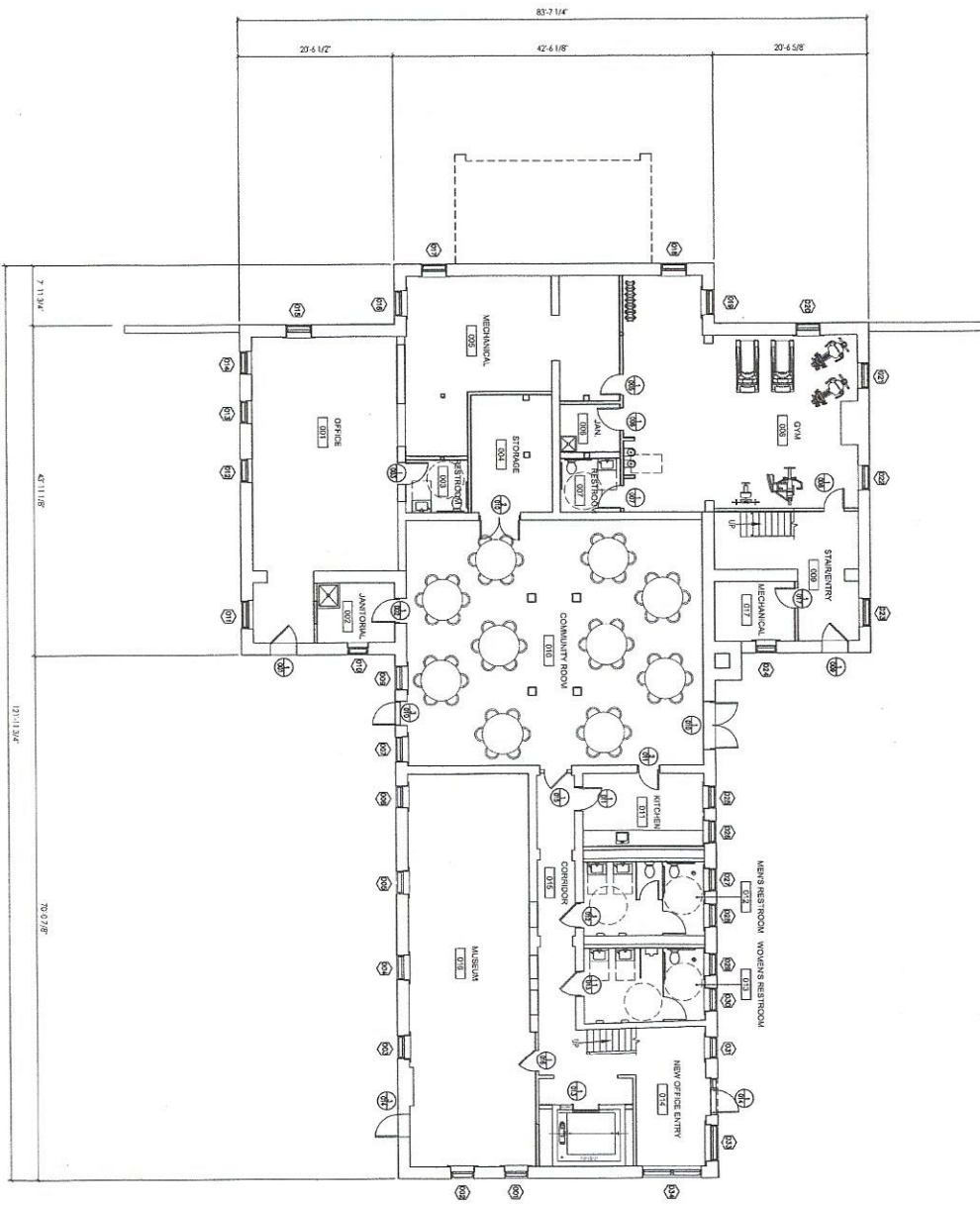
Description	Total	Pre-Construction	Closing May-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21
<b>Sources:</b>											
Bridge Loan	1,893,576	-	-	-	465,455	692,954	695,841	39,327	-	-	-
Bridge Loan Payoff	(1,893,576)	-	-	-	-	-	-	-	-	-	-
Construction/Perm Bonds	5,000,000	-	-	-	-	-	-	659,414	700,553	702,304	704,060
Federal HTC Equity	966,149	-	241,537	-	-	-	-	-	-	-	-
Sale of State HTC Credits	1,613,721	-	-	-	-	-	-	-	-	-	-
Contribution of Property	227,000	227,000	-	-	-	-	-	-	-	-	-
Union Contribution	590,000	-	590,000	-	-	-	-	-	-	-	-
Owner Equity	779,675	277,000	502,675	-	-	-	-	-	-	-	-
Reserves	-	(277,000)	(639,575)	691,015	225,560	-	-	-	-	-	-
Gap/(Surplus)	-	-	-	-	-	-	-	-	-	-	-
<b>Total Sources</b>	<b>9,176,545</b>	<b>227,000</b>	<b>694,638</b>	<b>691,015</b>	<b>691,015</b>	<b>692,954</b>	<b>695,841</b>	<b>698,741</b>	<b>700,553</b>	<b>702,304</b>	<b>704,060</b>
<b>Uses:</b>											
Land	27,000	27,000	-	-	-	-	-	-	-	-	-
Building	200,000	200,000	-	-	-	-	-	-	-	-	-
Construction Permits & Insurance	92,900	-	92,900	-	-	-	-	-	-	-	-
General Conditions	325,769	-	-	29,615	29,615	29,615	29,615	29,615	29,615	29,615	29,615
Rehabilitation	6,014,031	-	-	546,730	546,730	546,730	546,730	546,730	546,730	546,730	546,730
Construction Contingency	200,000	-	-	18,182	18,182	18,182	18,182	18,182	18,182	18,182	18,182
Construction O&H	481,885	-	-	43,808	43,808	43,808	43,808	43,808	43,808	43,808	43,808
Prevailing Wage	590,000	-	-	53,636	53,636	53,636	53,636	53,636	53,636	53,636	53,636
Sitework	17,500	-	-	1,591	1,591	1,591	1,591	1,591	1,591	1,591	1,591
FF&E	32,830	-	-	2,985	2,985	2,985	2,985	2,985	2,985	2,985	2,985
Organizational & Legal	75,000	-	75,000	-	-	-	-	-	-	-	-
Sales Tax Exemption	(131,000)	-	-	(11,909)	(11,909)	(11,909)	(11,909)	(11,909)	(11,909)	(11,909)	(11,909)
Tax Credit Closing Costs	-	-	-	-	-	-	-	-	-	-	-
Construction Period Interest	36,250	-	-	-	-	-	-	-	1,649	3,400	5,156
Bond Fees (1.5%)	75,000	-	75,000	-	-	-	-	-	-	-	-
Bond Legal	75,000	-	75,000	-	-	-	-	-	-	-	-
Bond Consulting Fee	25,000	-	25,000	-	-	-	-	-	-	-	-
Bridge Loan Origination Fee	18,946	-	18,946	-	-	-	-	-	-	-	-
Bridge Loan Interest	97,255	-	-	-	-	1,939	4,827	7,726	7,890	7,890	7,890
Title & Recording	29,292	-	29,292	-	-	-	-	-	-	-	-
Permanent Placement	-	-	-	-	-	-	-	-	-	-	-
Working Capital	70,494	-	-	-	-	-	-	-	-	-	-
Soft Cost Contingency	60,000	-	60,000	-	-	-	-	-	-	-	-
Legal Fees Investor	25,000	-	25,000	-	-	-	-	-	-	-	-
Construction Monitoring	8,500	-	8,500	-	-	-	-	-	-	-	-
Construction Period Taxes	3,100	-	-	-	-	-	-	-	-	-	-
Cost Certification	25,000	-	-	-	-	-	-	-	-	-	-
Tax Credit Accountant - Consulting	25,000	-	25,000	-	-	-	-	-	-	-	-
Historic Consultant	35,000	-	35,000	-	-	-	-	-	-	-	-
Missouri State HTC Fee	40,625	-	-	-	-	-	-	-	-	-	-
HEI Fee	26,168	-	-	-	-	-	-	-	-	-	-
Construction Guarantee Fee	150,000	-	150,000	-	-	-	-	-	-	-	-
Development Fee	425,000	-	-	6,377	6,377	6,377	6,377	6,377	6,377	6,377	6,377
<b>Total Uses</b>	<b>9,176,545</b>	<b>227,000</b>	<b>694,638</b>	<b>691,015</b>	<b>691,015</b>	<b>692,954</b>	<b>695,841</b>	<b>698,741</b>	<b>700,553</b>	<b>702,304</b>	<b>704,060</b>

**DISTRICT ROW**

**PROJECTED CONSTRUCTION CASH FLOW**

Description	Jan-22	Feb-22	Place in Service Mar-22	Apr-22	May-22	Draft of Cost Cert Jun-22	Jul-22	Aug-22	Part III Sept-22	Future Periods	Total
<b>Sources:</b>											
Bridge Loan	-	-	-	-	-	-	-	-	-	-	1,893,576
Bridge Loan Payoff	-	-	-	-	-	(483,075)	-	-	(1,410,502)	-	(1,893,576)
Construction/Perm Bonds	705,820	707,585	820,263	-	-	-	-	-	-	-	5,000,000
Federal HTC Equity	-	-	-	-	-	483,075	-	-	241,537	-	966,149
Sale of State HTC Credits	-	-	-	-	-	-	-	-	1,503,125	110,596	1,613,721
Contribution of Property	-	-	-	-	-	-	-	-	-	-	227,000
Union Contribution	-	-	-	-	-	-	-	-	-	-	590,000
Owner Equity	-	-	-	-	-	-	-	-	-	-	779,675
Reserves	-	-	(35,424)	7,890	7,890	7,890	5,877	5,877	-	-	-
Gap(Surplus)	-	-	-	-	-	-	-	-	-	-	-
<b>Total Sources</b>	<b>705,820</b>	<b>707,585</b>	<b>784,839</b>	<b>7,890</b>	<b>7,890</b>	<b>7,890</b>	<b>5,877</b>	<b>5,877</b>	<b>334,161</b>	<b>110,596</b>	<b>9,176,545</b>
<b>Uses:</b>											
Land	-	-	-	-	-	-	-	-	-	-	27,000
Building	-	-	-	-	-	-	-	-	-	-	200,000
Construction Permits & Insurance	-	-	-	-	-	-	-	-	-	-	92,900
General Conditions	29,615	29,615	29,615	-	-	-	-	-	-	-	325,769
Rehabilitation	546,730	546,730	546,730	-	-	-	-	-	-	-	6,014,031
Construction Contingency	18,182	18,182	18,182	-	-	-	-	-	-	-	200,000
Construction O&H	43,808	43,808	43,808	-	-	-	-	-	-	-	481,885
Prevailing Wage	53,636	53,636	53,636	-	-	-	-	-	-	-	590,000
Sitework	1,591	1,591	1,591	-	-	-	-	-	-	-	17,500
FF&E	2,985	2,985	2,985	-	-	-	-	-	-	-	32,830
Organizational & Legal	-	-	-	-	-	-	-	-	-	-	75,000
Sales Tax Exemption	(11,909)	(11,909)	(11,909)	-	-	-	-	-	-	-	(131,000)
Tax Credit Closing Costs	-	-	-	-	-	-	-	-	-	-	-
Construction Period Interest	6,916	8,680	10,449	-	-	-	-	-	-	-	36,250
Bond Fees (1.5%)	-	-	-	-	-	-	-	-	-	-	75,000
Bond Legal	-	-	-	-	-	-	-	-	-	-	75,000
Bond Consulting Fee	-	-	-	-	-	-	-	-	-	-	25,000
Bridge Loan Origination Fee	-	-	-	-	-	-	-	-	-	-	18,946
Bridge Loan Interest	7,890	7,890	7,890	7,890	7,890	7,890	5,877	5,877	-	-	97,255
Title & Recording	-	-	-	-	-	-	-	-	-	-	29,292
Permanent Placement	-	-	-	-	-	-	-	-	-	-	-
Working Capital	-	-	70,494	-	-	-	-	-	-	-	70,494
Soft Cost Contingency	-	-	-	-	-	-	-	-	-	-	60,000
Legal Fees Investor	-	-	-	-	-	-	-	-	-	-	25,000
Construction Monitoring	-	-	-	-	-	-	-	-	-	-	8,500
Construction Period Taxes	-	-	3,100	-	-	-	-	-	-	-	3,100
Cost Certification	-	-	-	-	-	-	-	-	25,000	-	25,000
Tax Credit Accountant - Consulting	-	-	-	-	-	-	-	-	-	-	25,000
Historic Consultant	-	-	-	-	-	-	-	-	-	-	35,000
Missouri State HTC Fee	-	-	-	-	-	-	-	-	40,625	-	40,625
HEI Fee	-	-	-	-	-	-	-	-	26,168	-	26,168
Construction Guarantee Fee	-	-	-	-	-	-	-	-	-	-	150,000
Development Fee	6,377	6,377	6,377	-	-	-	-	-	242,367	112,487	425,000
<b>Total Uses</b>	<b>705,820</b>	<b>707,585</b>	<b>782,948</b>	<b>7,890</b>	<b>7,890</b>	<b>7,890</b>	<b>5,877</b>	<b>5,877</b>	<b>334,161</b>	<b>112,487</b>	<b>9,176,545</b>

1 NEW BASEMENT FLOOR PLAN



**A100**

FLOOR PLANS  
SHEET NUMBER

AS-BUILT DRAWINGS

DATE: MAY 17, 2017  
REVISION & DATE

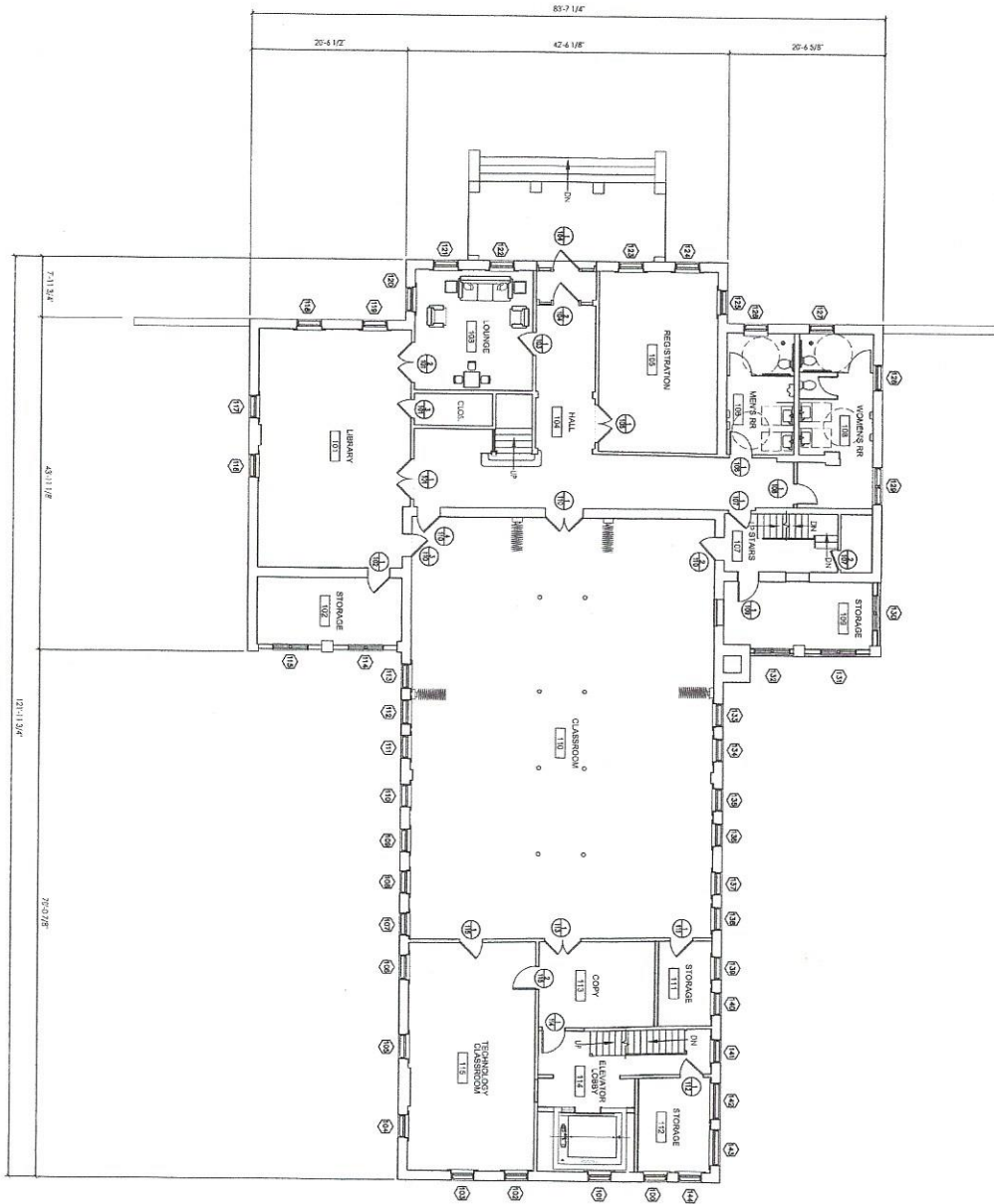
All drawings and written information are the property of Strata Architecture + Preservation and shall remain confidential and not be used without the written consent of the architect.



**WESTERN BAPTIST BIBLE COLLEGE  
PROPOSED FLOOR PLANS**  
2119 TRACY AVE.  
KANSAS CITY, MO 64108

ARCHITECTURE + PRESERVATION  
1707 East 17th, Suite 100 Kansas City, Missouri 64108  
816.472.0900 www.strata-arch.com

1 FIRST FLOOR PLAN



Scale: 1/8" = 1'-0"



**A101**

FLOOR PLANS  
SHEET NUMBER

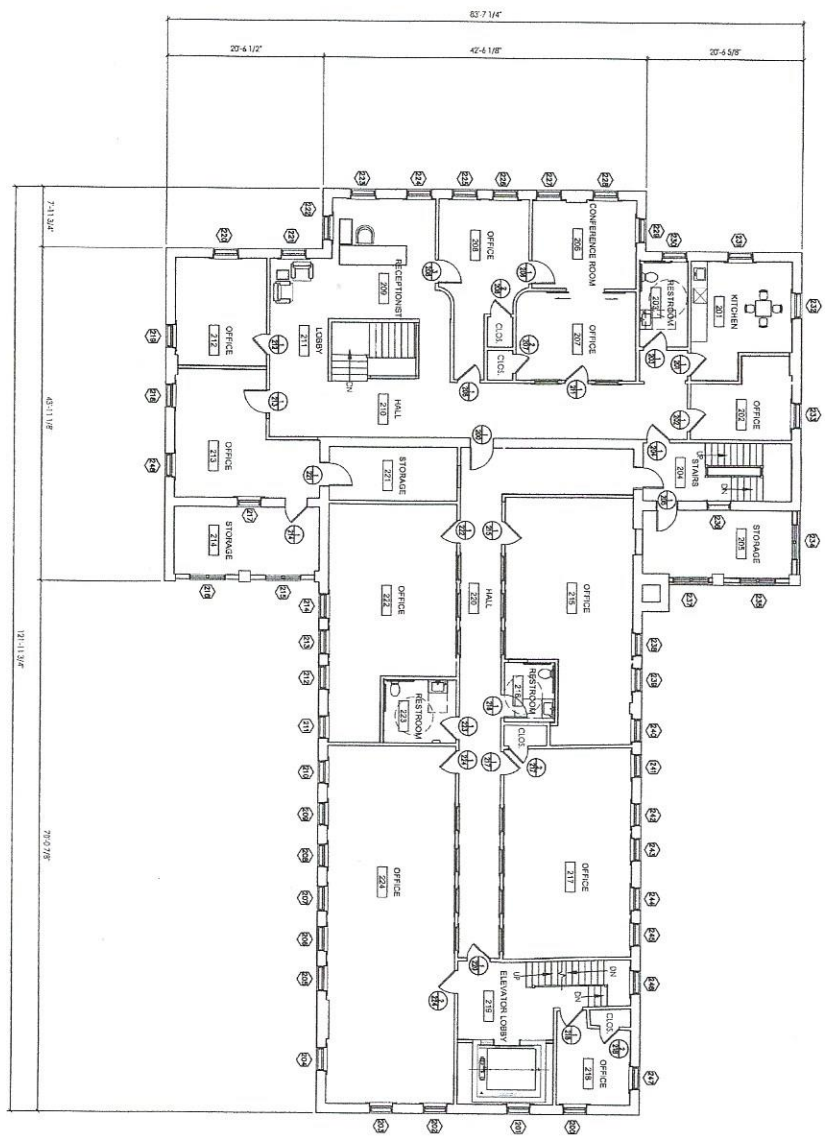
AS-BUILT DRAWINGS

WESTERN BAPTIST BIBLE COLLEGE  
PROPOSED FLOOR PLANS  
2119 TRACY AVE.  
KANSAS CITY, MO 64108

STRATA  
ARCHITECTURE + PRESERVATION  
1701 Oak Street, Suite 100 Kansas City, Missouri 64108  
816.474.8288 www.strata-arch.com



1 SECOND FLOOR PLAN



Scale: 1/8" = 1'-0"



AS-BUILT DRAWINGS

**WESTERN BAPTIST BIBLE COLLEGE**  
**PROPOSED FLOOR PLANS**  
 2119 TRACY AVE.  
 KANSAS CITY, MO 64108

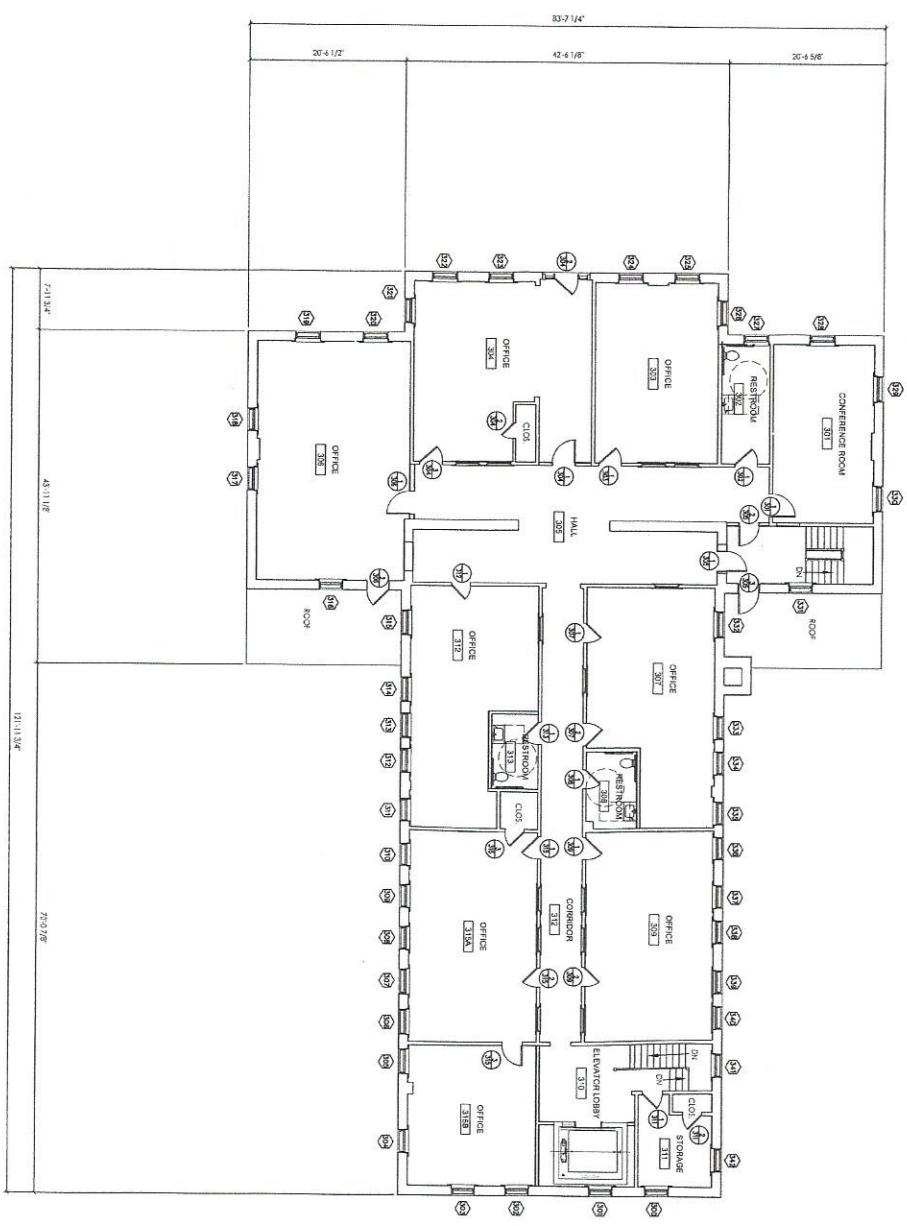
**STRATA**  
 ARCHITECTURE + PRESERVATION  
 1701 Oak Street, Suite 100 Kansas City, Missouri 64108  
 816-514-6888 www.strata-arch.com

All drawings on this set shall remain the property of the architect and shall not be used without the written consent of the architect.

DATE: MAY 17, 2017  
 REVISION & DATE:

FLOOR PLANS  
 SHEET NUMBER  
**A102**

1 THIRD FLOOR PLAN



SCALE: 1/8" = 1'-0"



AS BUILT DRAWINGS

**WESTERN BAPTIST BIBLE COLLEGE**  
**PROPOSED FLOOR PLANS**  
 2119 TRACY AVE.  
 KANSAS CITY, MO 64108

**STRATA**  
 ARCHITECTURE + PRESERVATION  
 1701 Oak Street, Suite 100 Kansas City, Missouri 64108  
 P: 816.892.1100 www.strata-ark.com

FLOOR PLANS  
 SHEET NUMBER  
**A103**

DATE: MAY 17, 2017  
 REVISION & DATE

All drawings are to be read in conjunction with the project description and specifications. No liability is assumed for errors or omissions. The client is responsible for obtaining all necessary permits and approvals.