

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

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



ECONOMIC DEVELOPMENT CORPORATION

*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@edkc.com](mailto:dmathieu@edkc.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.

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**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: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
TITLE: \_\_\_\_\_

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: \_\_\_\_\_