

ATTN: Project Manager: _____

Date: _____



ECONOMIC DEVELOPMENT CORPORATION

EXHIBIT 4B
LCRA 3/26/24

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, Planned Industrial Expansion Authority, and Chapter 353.

UNIVERSAL REDEVELOPMENT PROJECT APPLICATION

➤ Application may be submitted electronically

Email completed application to Susan Tumey at stumey@edckc.com. 816-221-2106

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

1. APPLICANT INFORMATION

Applicant/Organization Name: Three Link Studios LLC

Business Address: 106 N Bridge St. Smithville MO 64089

Contact Person: Jeff Becker

E-Mail Address: jbecker115@gmail.com

Phone: 816-916-8970 Fax: _____

Address (if different than business address) _____

Attorney for Applicant: _____

Attorney's Address: _____

Attorney's Phone: _____

2. LOCATION OF THE PROJECT 4451 Troost Ave. KCMO 64089

General Boundaries: The NE corner of Troost and 45th St.. The former Kansas City Electrical Supply Co.

Tract I: Lot 10, Block 1, AMENDED PLAT OF LLEWELLYN PLACE, a subdivision in Kansas City, Jackson County, Missouri.

Tract II: Lots 11, 12 and 13, Block 1, AND the vacated part of Troost Avenue and 45th Street adjoining, AMENDED PLAT OF LLEWELLYN PLACE, a subdivision in Kansas City, Jackson County, Missouri,
AND

The West 37 feet of Lots 14 and 15, Block 1, AMENDED PLAT OF LLEWELLYN PLACE, a subdivision in Kansas City, Jackson County, Missouri.

County: Jackson

Council District: 3rd District

Total Acreage: .74

Is the project located in any incentive areas? Yes. The Troost Paseo URA.

What is the current zoning of the project area? B3-2

What is the proposed zoning for the project area? Possibly UR if necessary

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 Midtown/Plaza Need for Modification Not likely

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 proposed project will convert the former Kansas City Electrical Supply Co. into a 14,000 sq. ft. Film studio incubator. The studio is located on a 3/4 acre lot at the NE corner of 45th and Troost Ave. This will become a hub for filming projects in the growing film industry Kansas City. The jobs and work done at the facility will range from concept development and production planning to set building, filming, and post production work.

Square footage: 14000

No. of dwelling units _____ No. of hotel rooms _____ No. of parking spaces 32

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.

Jackson
Jackson

5. CONTROL OF PROPERTY

If the Applicant owns the project site, indicate:

Date of Purchase 1/11/2024

Sales Price \$515,000

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>
Three Link Studios LLC	\$ 850,000
_____	\$
_____	\$
_____	\$
_____	\$
_____	\$

8. DEVELOPMENT TEAM

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

Jeff Becker, Founder of the Arts Incubator of Kansas City in 2001, awarded the Incubator of the Year in 2011 by the International Business Incubation Association. Founded Three Link Studios LLC in 2011 and worked to revive downtown Smithville from a near ghost town in 2011, to the current revitalized state.

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

- X **Attachment A** A map showing the boundaries of the project.
- X **Attachment B** A development schedule for the project, including the phasing of development and the locations and improvements to be accomplished in each phase.
- X **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: Jeff Becker
SIGNATURE: 
TITLE: Owner

APPLICATION MAY BE EMAILED TO: stumey@edckc.com or

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

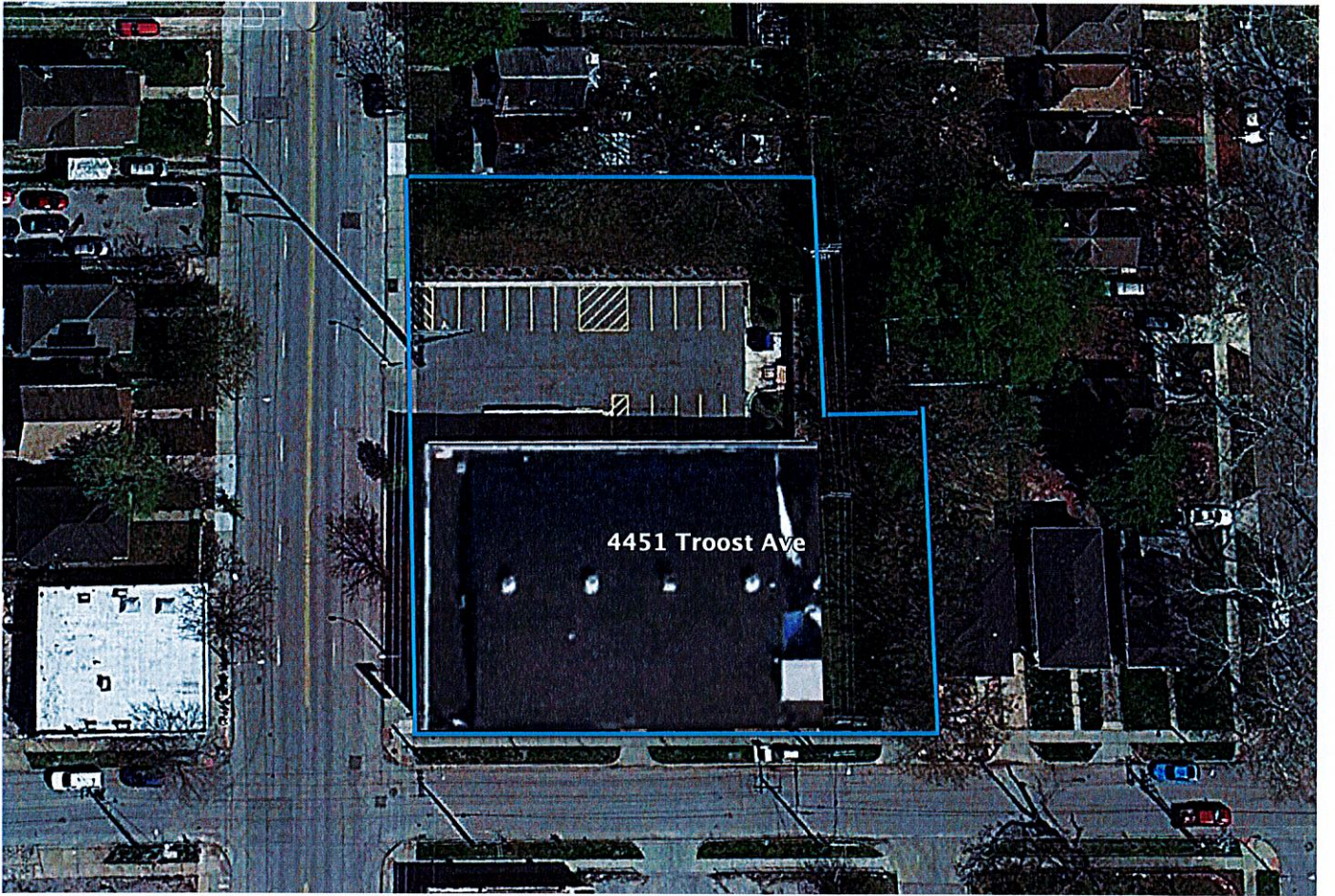
FOR INTERNAL USE ONLY

Assistance Project will be evaluated for which financial analysis:

- | | |
|-------------------------------|---|
| <input type="checkbox"/> TIF | <input type="checkbox"/> PIEA/Chapter 353 |
| <input type="checkbox"/> LCRA | <input type="checkbox"/> Chapter 100 |

Comments:

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



4451 Troost Ave

01/11/24

ROCKHILL STUDIOS RENOVATION SCHEDULE

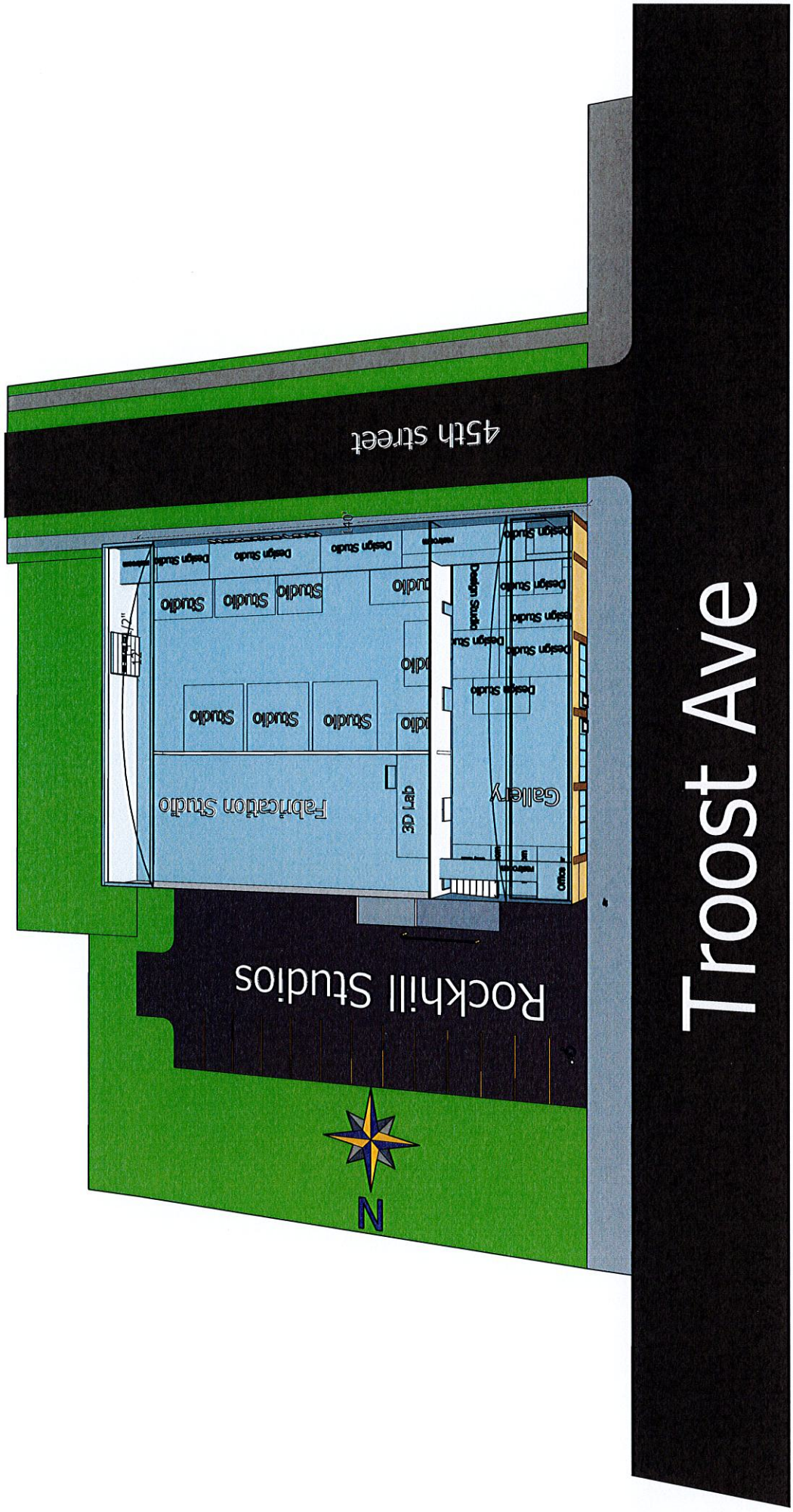
JEFF BECKER | SCULPTOR | DESIGNER | CONTRACTOR

Rockhill Studios will be an art studio collective with an emphasis on 3D art and design. Located in the former KC Electrical Supply Co. building. The building was originally built as Rockhill Bowl in the early 1940's. The building has seen numerous tenants, and uses over the decades, as well as modifications to the building to suit the tenant of the time. We hope to celebrate and retain as much of the building's history as possible, while updating the utilities and functions where community and creativity will thrive.

We plan to have studios with shared fabrication facilities and gallery space. General concept layout and plans are being finalized as we work to make initial necessary repairs and energy improvements to the building. Significant investments are being made to the roof, insulation, plumbing, HVAC, and lighting to protect the building's structural integrity and invest in the it's long-term energy efficiency.

Task	START DATE	COMPLETION DATE	INITIALS
Contract to purchase 4451 Troost Ave	11/25/23	1/11/24	WJB
Inspection period	11/25/23	12/24/23	WJB
Close on 4451 Troost	1/11/24	1/11/24	WJB
Transfer utilities and insurance	1/09/24	1/11/24	WJB
Clean debris and prep to move 3 Link Studio	1/11/24	2/28/24	
Make temporary repairs to windows, doors, and ceiling to slow heat loss	1/11/24		
Complete Universal Redevelopment Project Application	1/05/24		

Task	START DATE	COMPLETION DATE	INITIALS
Meet with District Council reps and Manheim Park Neighborhood Association	1/17/24		
Submit plans to KCMO for permits	2/7/24		
Develop utility update plan and schedule	3/4/24		
Develop roof repair plan and schedule	3/11/24		
Develop HVAC plan and schedule	3/18/24		
Shoot for grand opening Fall of 2024			



45th street

Rockhill Studios



Troost Ave

Fabrication Studio

3D Lab

Gallery

Studio

Studio

Studio

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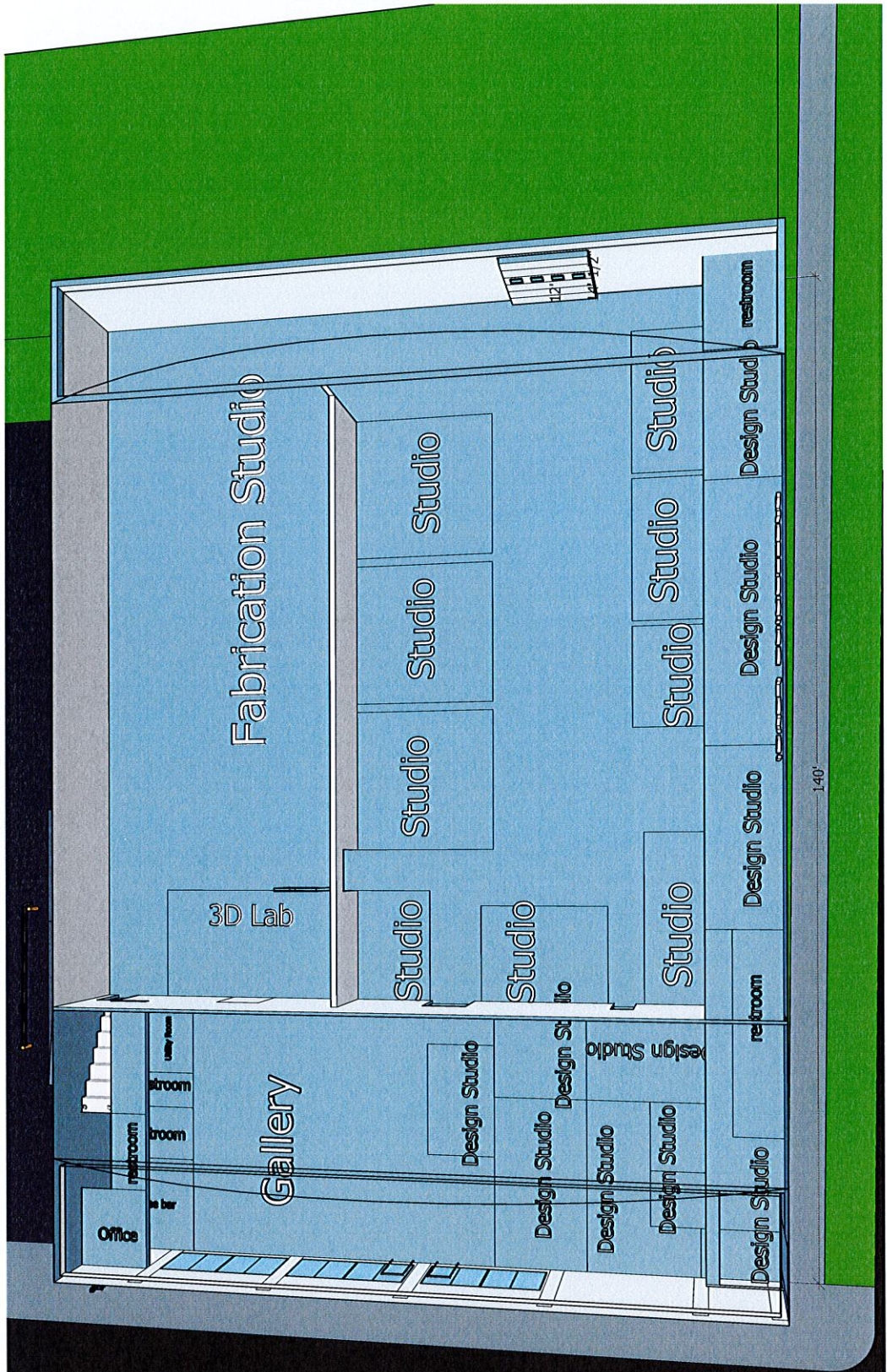
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Troost Ave