

LCRA

March 26, 2024



ECONOMIC DEVELOPMENT CORPORATION

MARLBOROUGH SCHOOL

COMMERCIAL REHAB

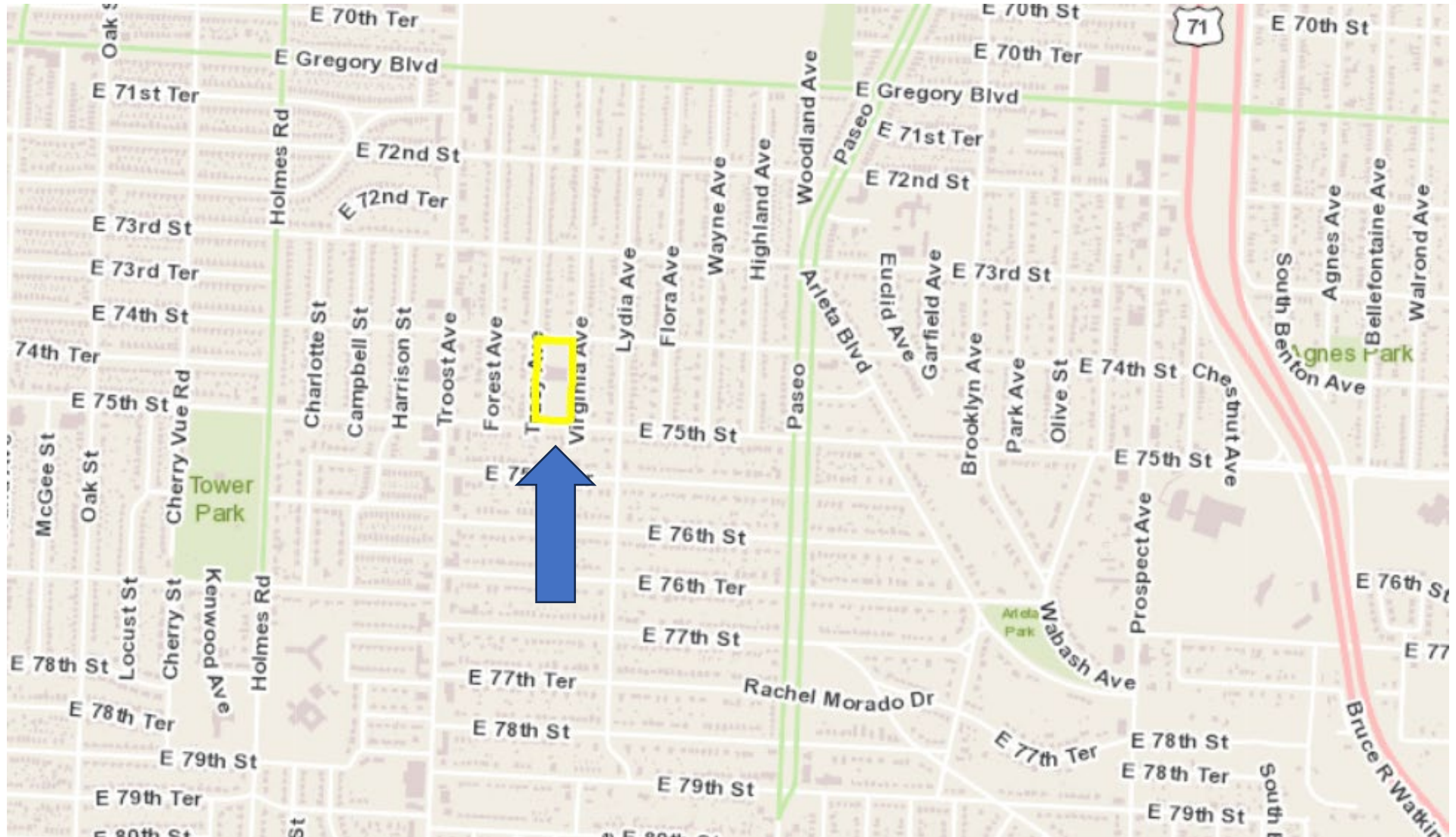


ECONOMIC DEVELOPMENT CORPORATION

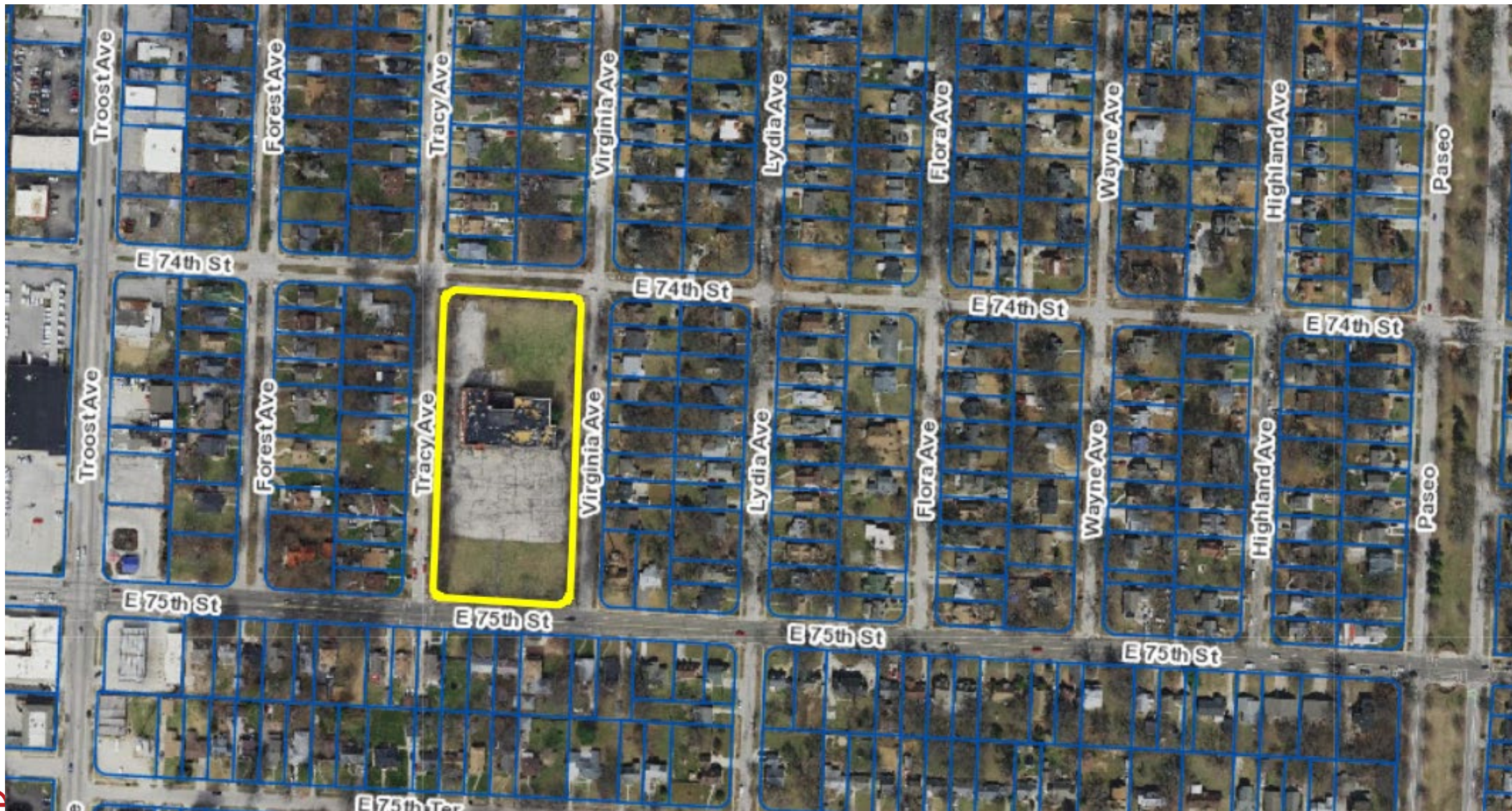
MARLBOROUGH SCHOOL

7415 TROOST

East Kansas City URA
Council District 5



MARLBOROUGH SCHOOL



MARLBOROUGH SCHOOL



MARLBOROUGH SCHOOL

- Marlborough School has been vacant and deteriorating for many years
- Several developers tried unsuccessfully to put project together, but were not eligible for historic tax credits
- Applicant is the Kansas City Community Land Trust
- Working with Marlborough Community Coalition
- Proposed \$6.3 Million project
- Stabilization work and clean-out completed
- Multiple phase commercial rehab
 - – First floor to begin
 - – Second & third floors to follow
- Emphasis on neighborhood – based and – oriented businesses and organizations

MARLBOROUGH SCHOOL

Policy Considerations:

- In East Kansas City URA
- In continuously distressed census tract
- Eligible for 10 yrs./100% abate of increased taxes
- Not subject to prevailing wage
- Financial analysis not required due to location per LCRA policy
- AdvanceKC Score of 73 – top of Standard Impact

Recommendations:

- Approval of 10 yrs./100% property tax abatement
- Approval of Redevelopment Contract with Kansas City Community Land Trust (or affiliate) for the Marlborough School commercial rehab project

4451 TROOST

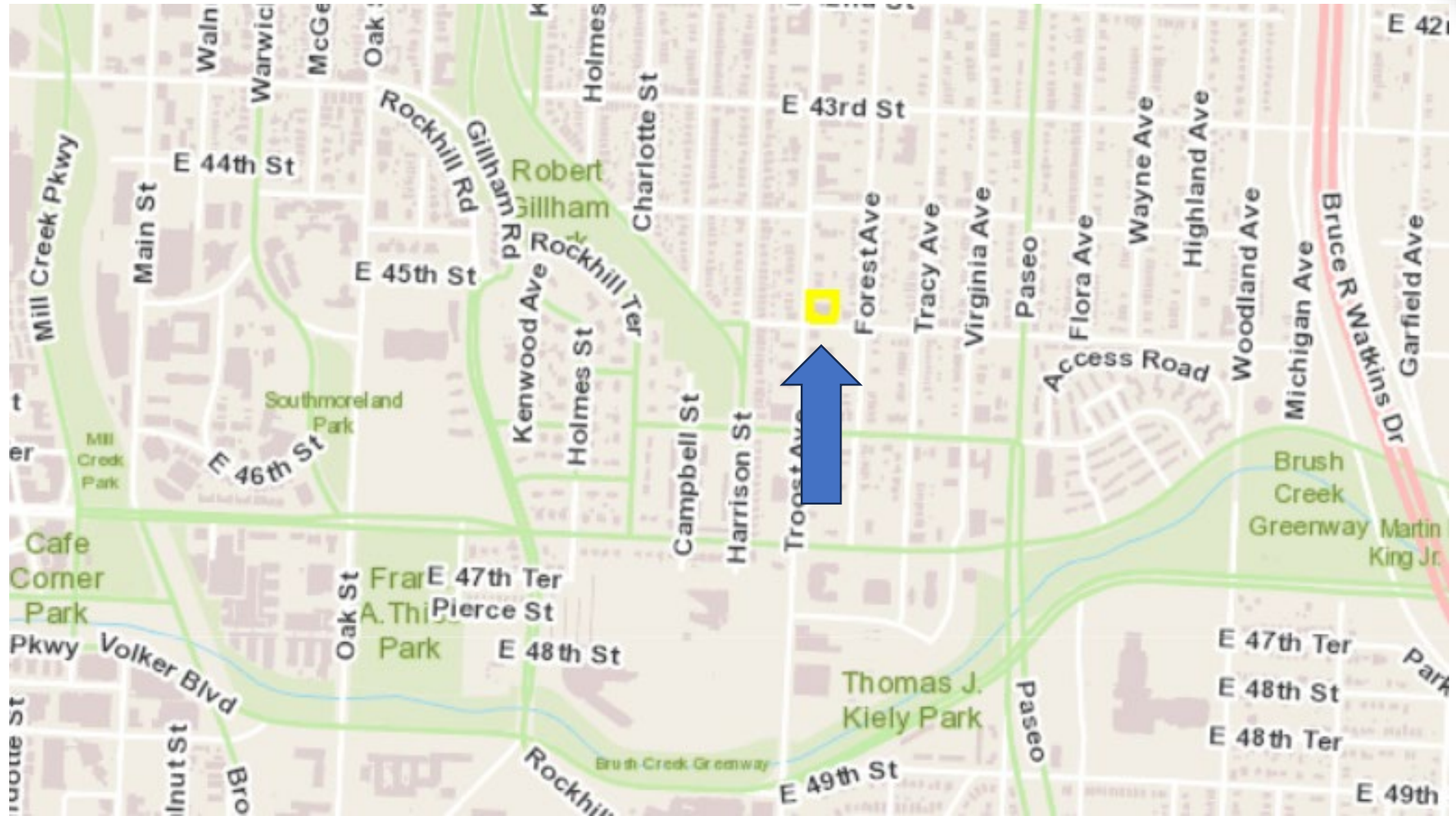
COMMERCIAL REHAB



ECONOMIC DEVELOPMENT CORPORATION

4451 TROOST

Troost Paseo URA
Council District 3



4451 TROOST



4451 TROOST



4451 TROOST

- One-story commercial building
- Formerly Kansas City Electrical Supply, but currently vacant
- Applicant is Rockhill Studios, LLC – affiliated with Jeff Becker
- Proposed \$850K project
- Applicant will acquire & rehab
- Create film studio incubator studio spaces
- Expect creation of 16 jobs with average salary of \$90K/yr.

4451 TROOST

Policy Considerations:

- In Troost – Paseo URA
- In continuously distressed census tract
- Eligible for 10 yrs./100% abate of increased taxes
- Not subject to prevailing wage
- Financial analysis not required due to location per LCRA policy
- AdvanceKC Score of 67 – in Standard Impact category

Recommendations:

- Approval of 10 yrs./100% property tax abatement
- Approval of Redevelopment Contract with Rockhill Studios, LLC (or affiliate) for the 4451 Troost commercial rehab project

ROCKHILL

STUDIO

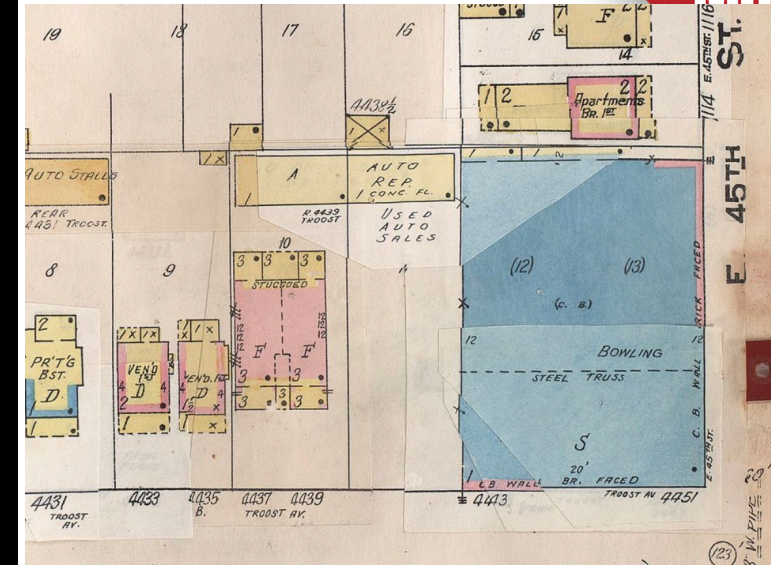
4451 TROOST AVE.

Where creative minds meet and
opportunities flourish.



A LITTLE HISTORY-

- Built as a bowling alley in the 1920's by Coked Hat Bowling Inc.
- Later became Rockhill Bowl in 1949
- Then in 1965 Kansas City Electrical Supply moved into the larger facility



THE PLAN:

- Create multiple studio spaces for fine and film-based artists.
- Offer a shared fabrication shop equipped with larger machinery that is difficult for an individual to purchase and house in a small studio.





- Build out a film/sound stage stage for commercial film projects.
- Facilitate professional development programs to encourage growth and support.
- Partner with local organizations to mentor youth interested in arts and film.



A LONG WAY TO GO.
BUT THE JOURNEY IS
HALF THE FUN.





MAJOR REPAIRS

-ELECTRICAL

-WATER

-ROOF

-INSULATION

-WINDOWS

-HVAC/SOLAR

- Replace outdated services and install new breakers and wiring for modern equipment.



- Replace steel pipe supply lines
- Repair and replace broken sewer lines





INSULATION

- There is no insulation to speak of in the entire building. We must insulate to reduce monthly heating and cooling expenses



3645 TROOST

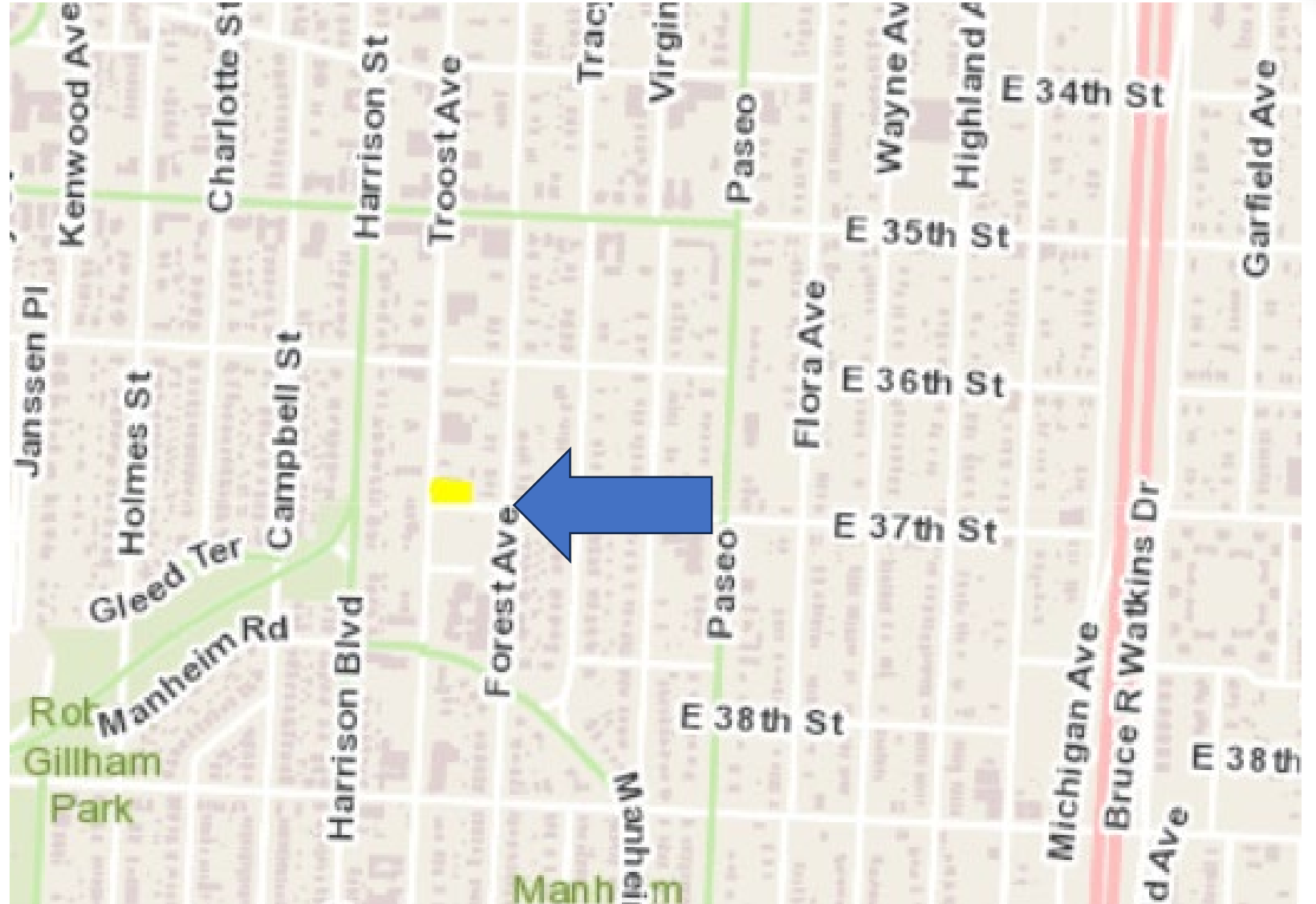
MIXED-USE REHAB



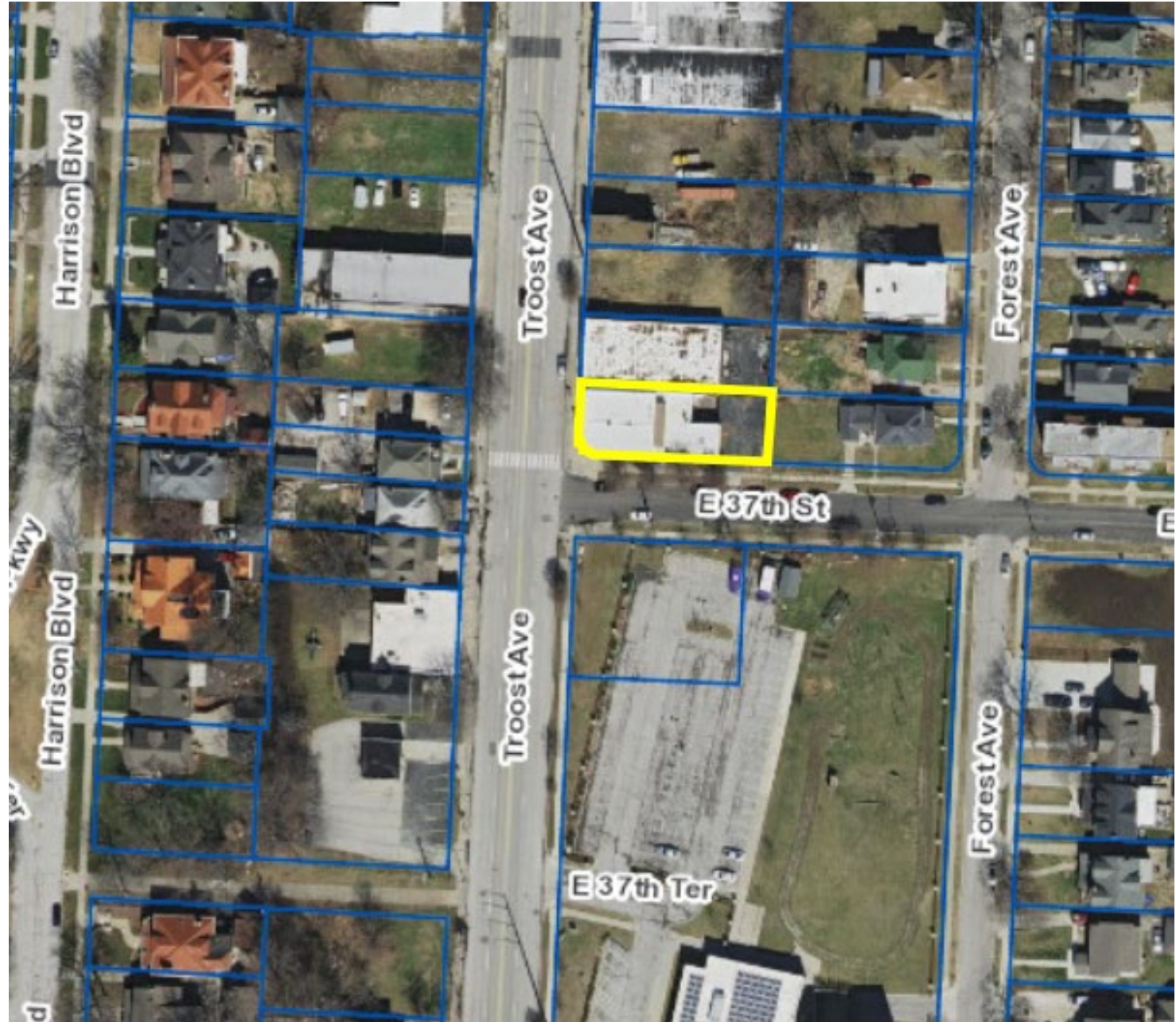
ECONOMIC DEVELOPMENT CORPORATION

3645 TROOST

East Kansas City URA
Council District 3



3645 TROOST



3645 TROOST



3645 TROOST

- Two-story commercial building
- Formerly clothing store, but currently vacant
- Applicant is 36 Troost, LLC – affiliated with Mila Geisler
- Proposed \$735K project
- Applicant will acquire & rehab
- Rehab 2 – 3 apartments & two first floor commercial spaces
- Potential tenants include a salon and a sushi catering business

3645 TROOST

Policy Considerations:

- In East Kansas City URA
- In continuously distressed census tract
- Eligible for 10 yrs./100% abate of increased taxes
- Not subject to prevailing wage
- Not subject to affordable housing inclusion requirement
- Financial analysis not required due to location per LCRA policy
- AdvanceKC Score of 50 – in Standard Impact category

Recommendations:

- Approval of 10 yrs./100% property tax abatement
- Approval of Redevelopment Contract with 36 Troost, LLC (or affiliate) for the 3645 Troost mixed-use rehab project

929 WALNUT

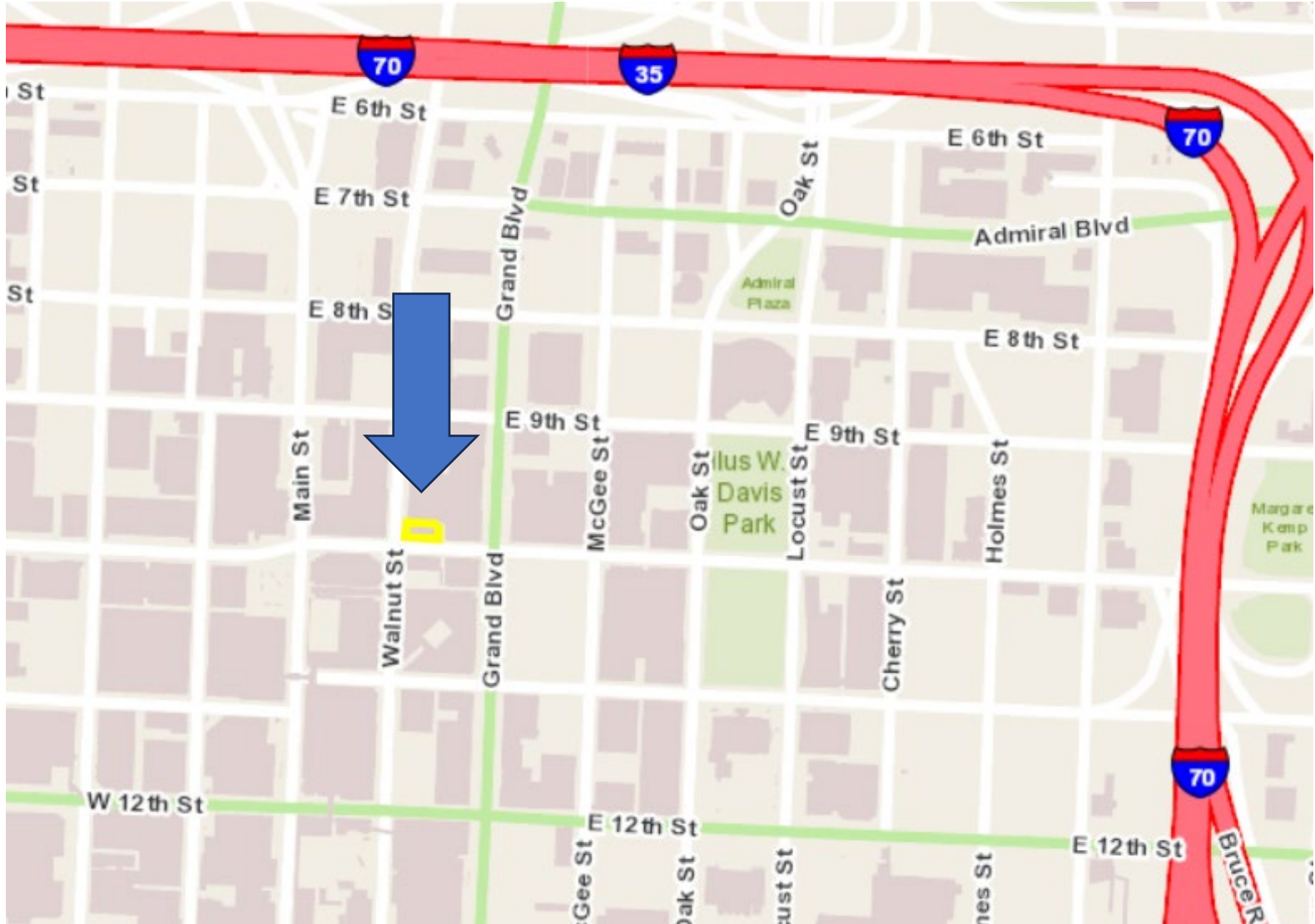
MIXED-USE REHAB



ECONOMIC DEVELOPMENT CORPORATION

929 WALNUT

Central Bus. Dist. URA
Council District 4



929 WALNUT



929 WALNUT



929 WALNUT

- Eight-story commercial building
- Formerly commercial offices and ground floor retail
- Active retail use on first floor, but remainder currently vacant
- Applicant is Exact 929, LLC – affiliated with Caleb Buland of Exact Architects
- Existing 353 abatement and TIF project status to be terminated
- Proposed \$11.1 Million project
- Acquisition & historic tax credit rehab
- First floor commercial space
- Create 54 apartments & three new apartment on new 9th floor
- All apartments affordable between 67 – 80% AMI
- Financial analysis by Baker Tilly

929 WALNUT

Policy Considerations:

- In Central Business District URA
- Not in distressed census tract, but historic tax credit projects exempt from reduced abatement
- Eligible for 10 yrs./100% abatement, but developer requested 10 yrs./80%
- Not subject to prevailing wage
- Not subject to affordable housing inclusion requirement
- AdvanceKC Score of 54 – in Standard Impact category

Recommendations:

- Approval of 10 yrs./80% property tax abatement
- Approval of Redevelopment Contract with Exact 929, LLC (or affiliate) for the 929 Walnut mixed-use rehab project

ST. MICHAEL'S VETERANS CENTER

AFFORDABLE HOUSING
FOR VETERANS



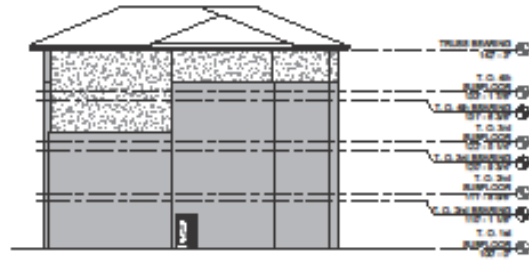
ECONOMIC DEVELOPMENT CORPORATION



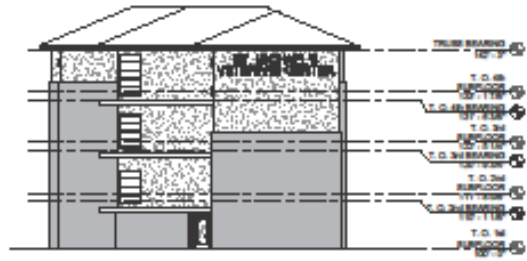
St. Michael's Veterans Center Phase 3

5100 Leeds Trafficway

Seven Oaks URA
Council District 3



4 NORTH SIDE ELEVATION
30' x 12'



3 SOUTH SIDE ELEVATION
30' x 12'



2 EAST REAR ELEVATION
30' x 12'



1 WEST FRONT ELEVATION
30' x 12'

ELEVATIONS

ST. MICHAEL'S PHASE III

CHELSEA DR, KANSAS CITY, MO 64128

