

B & B REDEVELOPMENT CORPORATION
SWC of 14th & JASPER REDEVELOPMENT PROJECT
DEVELOPMENT PLAN AND
APPLICATION FOR APPROVAL OF DEVELOPMENT PLAN

Submitted: May 10, 2010

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I. INTRODUCTION

A. B & B Redevelopment Corporation, an Urban Redevelopment Corporation of Missouri (“**Developer**”), does hereby apply for approval of the following development plan (“**Development Plan**”) for the redevelopment of a blighted area of North Kansas City, Missouri (“**City**”) described in Paragraph A of the Development Plan (“**Redevelopment Area**”) and shown on the site plan attached as **Exhibit C**.

B. The Development Plan proposes the new construction in the Redevelopment Area of an industrial freezer and cooler, a loading dock with an enclosed loading and unloading area, and two-story office space, containing approximately 24,322 square feet, and approximately 22,600 square feet of parking area (“**Redevelopment Project**”).

C. For purposes of this Development Plan, Developer is represented by the law firm of Polsinelli Shughart PC with an address at 700 W. 47th Street, Suite 1000, Kansas City, MO 64112 and a telephone number of (816) 753-1000. All inquiries to this law firm should be directed to Douglas S. Stone or Curtis J. Petersen.

II. THE DEVELOPMENT PLAN

A. Legal Description. The legal description of the Redevelopment Area is as follows:

All that part of the Southeast Quarter of the Northeast Quarter of Section 23, Township 50 N., Range 33 W., in the City of North Kansas City, Clay County, Missouri, being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 23; thence S 89°05'09" E, along the North line of the Southeast Quarter of the Northeast Quarter of said Section 23, a distance of 619.68 feet; thence S 00°43'51" W, a distance of 38.00 feet to the intersection of the North right-of-way line of 14th Street with the West right-of-way line of Jasper Street, as now established, said point also being the point of beginning; thence continuing S 00°43'51" W, along said West right-of-way line, a distance of 426.40 feet; thence N 89°18'13" W, a distance of 141.50 feet; thence N 00°43'51" E, a distance of 426.94 feet to a point on the South right-of-way line of said 14th Street; thence S 89°05'09" E, along the South right-of-way line of said 14th Street, a distance of 141.50 feet to the point of beginning, containing 1.38601 acres, more or less.

B. Stages of Redevelopment Project.

The Redevelopment Project will be redeveloped in two stages: (i) demolition and (ii) new construction. The approximate dates for the commencement and completion of the acquisition and construction stages in the Redevelopment Area are as follows:

	<u>Commencement</u>	<u>Completion</u>
Demolition	ASAP (not later than June 30, 2010)	Not more than 75 days after commencement of demolition
Construction	Immediately following completion of demolition	December 31, 2010

Developer may commence demolition and construction earlier than the dates shown in this Section B.

C. Buildings to be Demolished.

Developer proposes to demolish the two buildings located in the Redevelopment Area (“**Existing Buildings**”). However, until such time as Developer is ready to proceed with the redevelopment of the Redevelopment Area, Developer shall not demolish the Existing Buildings, or any portion thereof, unless such demolition is required in order to comply with any judicial decree or any applicable law, rule, regulation or order of any governmental authority having jurisdiction over the Existing Buildings or unless the Existing Buildings have been damaged and Developer reasonably determines that it is not economical to repair or restore them.

D. New Construction.

Developer proposes to construct the following in the Redevelopment Area:

- An industrial freezer containing approximately 11,890 square feet of floor area.
- An industrial cooler containing approximately 4,367 square feet of floor area.
- Two-story office space containing approximately 2,440 square feet of floor area.
- A loading dock with an enclosed loading and unloading area containing approximately 5,625 square feet of floor area.
- Other supporting infrastructure improvements, including a parking area consisting of approximately 22,600 square feet.

E. Estimated Project Costs.

The estimated costs of the Redevelopment Project are as follows;

Land Acquisition	\$266,230
Demolition	\$84,000
Construction & Other Costs	\$3,302,588
TOTAL	\$3,652,818

F. Proposed Method of Financing.

It is anticipated that the estimated cost of \$3,652,818 associated with the demolition and construction of the Redevelopment Project will be financed both with funds paid directly by Developer or entities affiliated with Developer and borrowed funds.

G. Management.

Marvin Eisenbath, with an address of c/o Fair Market, Inc., 1325 Fair Market Drive, Wentzville, MO, 63385, will manage Developer.

The registered agent of Developer is Marvin Eisenbath, with an address of c/o Fair Market, Inc., 1325 Fair Market Drive, Wentzville, MO, 63385.

H. Assignment and Termination of Development Plan.

Developer shall have the right to assign the Development Plan and all rights therein or which arise as a result of the Development Plan. The details of this right of assignment shall be contained in the contract (“**Redevelopment Contract**”) between the City and Developer, which shall provide appropriate control over the right of assignment in order that the City Council of North Kansas City, Missouri will be assured that the intention and purpose of the Redevelopment Project will be carried out.

I. Tax Abatement.

Developer proposes to receive the 15-year tax abatement available under Chapter 353 of the Revised Statutes of Missouri for the property in the Redevelopment Area, which will include (a) an initial 10-year period where the taxes imposed on Developer are measured solely by the amount of the assessed valuation of the land, exclusive of improvements as determined in accordance with Chapter 353, and (b) an ensuing 5-year period where the taxes imposed on Developer are measured by an assessed valuation of the land and improvements based on an amount equal to 50% of the true value of the land and improvements. Developer shall have no obligation to construct any improvements in the Redevelopment Area, so long as Developer does not begin the tax abatement provided for in this paragraph.

J. Relocation Plan.

There are no residential occupants within the Redevelopment Area. The only business in the Redevelopment Area is owned by Developer and will not be displaced. Therefore, a relocation plan is not necessary.

III. REQUESTED FINDINGS AND RECOMMENDATIONS.

Developer hereby respectfully requests that the City Council make the following findings and determinations in the ordinance approving this Development Plan:

1. That the Redevelopment Area is a “blighted area” (as that term is defined in Chapter 353 of the Revised Statute of Missouri), and that clearance, redevelopment, replanning, rehabilitation or reconstruction thereof is necessary for the public convenience and necessity;

2. That redevelopment of the Redevelopment Area in accordance with this Development Plan is necessary and advisable to effectuate the public purposes declared by applicable law and ordinances;

3. That this Development Plan is in accordance with the master plan of the City;

4. That the Redevelopment Area is of sufficient size to allow redevelopment of the area in an efficient and economically satisfactory manner;

5. That the proposed estimated costs set forth in this Development Plan and the proposed method of paying or financing such costs are reasonable;


6. That tax abatement is necessary for the economic feasibility of the redevelopment project proposed in this Development Plan; and

7. That the approval of this Development Plan and the construction of the redevelopment project described therein are necessary for the preservation of the public peace, prosperity, health, safety, morals and welfare.

IV. CERTIFICATE OF NOTICE TO PROPERTY OWNERS.

The undersigned, B & B Redevelopment Corporation, hereby certifies that notice of the filing of the Development Plan with the City has been deposited in the regular United States mail, postage prepaid, addressed to each of the persons or entities set forth on Exhibit A which own or occupy property in the redevelopment area.

B & B REDEVELOPMENT CORPORATION

By: 
Name: Marvin Eisenbath
Title: President

V. CERTIFICATE OF NOTICE TO POLITICAL SUBDIVISIONS.

The undersigned, B & B Redevelopment Corporation, hereby certifies that notice of the filing of the Development Plan with the City has been deposited in the regular United States mail, postage prepaid, addressed to political subdivision whose boundaries for ad valorem tax purposes include any portion of the redevelopment area. A list of all political subdivisions to whom notices were sent and their addresses is attached hereto as Exhibit B.

B & B REDEVELOPMENT CORPORATION


By: 
Name: Marvin Eisenbath
Title: President

EXHIBIT A

NOTICES – OWNERS AND OCCUPANTS IN REDEVELOPMENT AREA

B & B Acquisition Company, LLC
PO Box 7351
North Kansas City, MO 64116

B & B Meat Company
PO Box 7351
North Kansas City, MO 64116

BNSF Railway
c/o Mark Brast
Associate Transaction Manager
Jones Lang LaSalle Americas, Inc.
3017 Lou Menk Drive, Suite 100
Fort Worth, TX 76131-2800

Davis Paint*
1311 Iron Street
North Kansas City, MO 64116-4010

**NOTE: The Developer's inclusion of Davis Paint on the list of owners and occupants in the Redevelopment Area is cautionary only and is not a representation or admission by the Developer or its agents or affiliates that Davis Paint has any ownership or occupancy rights in the Redevelopment Area.

EXHIBIT B

NOTICES – POLITICAL SUBDIVISIONS

County Services
Clay County Treasurer
Carol McCaslin
1 Courthouse Square
Liberty, MO 64068

Metropolitan Community Colleges
KCJC Treasurer
3200 Broadway
Kansas City, MO 64111

City of North Kansas City
Mayor William Biggerstaff
2010 Howell Street
North Kansas City, MO 64116
[Police / Fire Pension & General Fund]

Clay Platte Ray Mental Health
Donna Douthit
3100 NE 83rd St., Ste 2700
Kansas City, MO 64119

City of North Kansas City Parks and
Recreation
David Schnoebelen
1999 Iron Street
North Kansas City, MO 64116

North Kansas City School District
Todd E. White, Ed.D.
Superintendent of Schools
2000 Northeast 46th Street
North Kansas City, MO 64116-2042

City of North Kansas City Library
Stephen Campbell
2251 Howell Street
North Kansas City, MO 64116

State Blind Pension
Missouri Department of Social Services
Office of the Director
Broadway State Office Building
P.O. Box 1527
Jefferson City, MO 65102-1527

Developmental Disabilities Resources Board
of Clay County
Sharon Fields
920 S. Kent Street – Ste B
Liberty, MO 64068

Missouri Department of Revenue
County Tax
PO Box 453
3A Truman Building
Jefferson City, MO 64105

Clay County Health Department
Karen Graham
5233 Old Pike
Gladstone, MO 64118

Clay County Senior Citizens
Tina Ulridge
Senior Citizens
4444 N. Belleview, Suite 209
Gladstone, MO 64116

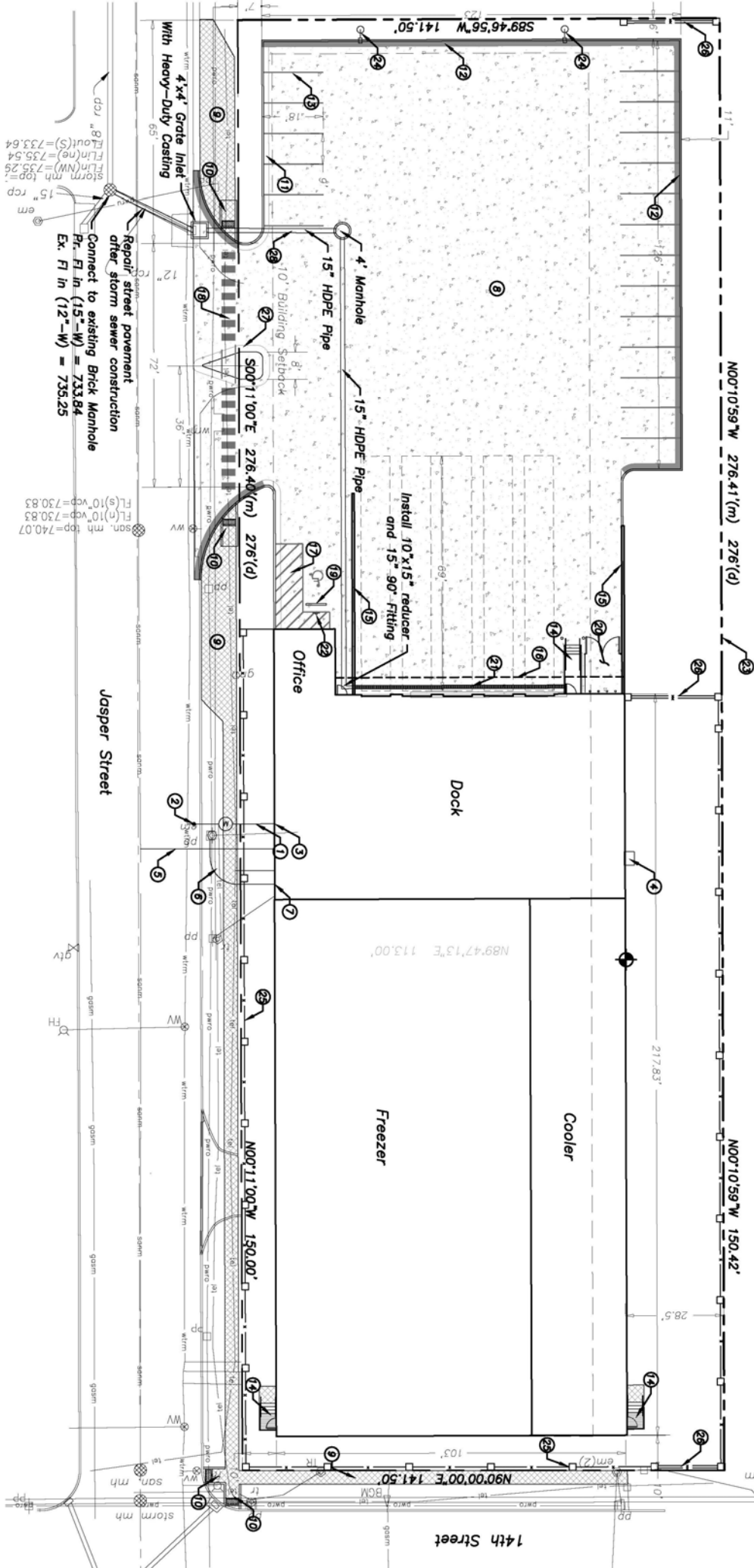
Clay County Road and Bridge
Alexa Barton
1 Courthouse Square
Liberty, MO 64068

EXHIBIT C

SITE PLAN*

See Attached.

***The attached site plan is conceptual in nature and not necessarily to scale.**



Repair street pavement
after storm sewer construction
Connect to existing Brick Manhole
Pr. Fl In (15"-W) = 733.84
Ex. Fl In (12"-W) = 735.25

Storm mh top =
FL(n)nw = 735.25
FL(n)e = 735.54
FLout(S) = 733.64

san. mh top = 740.07
FL(n)10 vcp = 730.83
FL(s)10 vcp = 730.83

14th Street

Jasper Street

Dock

Freezer

Cooler

Office