



LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY
LEE'S SUMMIT

Date: _____

Applicant File # _____

Applicant Name: Mar Building Solutions

REDEVELOPMENT PROJECT APPLICATION

Application must be submitted with six (6) exact copies. A non-refundable filing fee is required with this application in the amount of \$1,500.00. All third party costs, including professional services, legal, title, appraisal, due diligence, recording fees, etc. if borne by the LCRA shall be reimbursed from the applicant / developer. If necessary and required by the LCRA, an executed Funding Agreement may be required to be executed prior to processing the application.

I. APPLICANT INFORMATION

Applicant/Organization Name: Mar Building Solutions

Business Address: 1305 Jefferson Street Lee's Summit, MO 64081

Contact Person: Chad Anderson Telephone #: 816-797-4639

Facsimile #: _____ E-mail: chad@marbuildingsolutions.com

Address (if other than business address): _____

Attorney for Applicant: n/a Telephone #: _____

Facsimile #: _____ E-mail: _____

Attorney Address: _____

II. BUSINESS INFORMATION

A. In what line or lines of business is the applicant engaged?

Commercial Construction / Butler Building Dealer

B. Is the applicant (or its parent) a proprietorship, partnership, or corporation?

Partnership

C. Year and State of incorporation: December 2014 _____

D. List the names and titles of the officers of the applicant firm:

Name	Title	Telephone #
Chad Anderson	President	816-797-4639
Kelly Anderson	Secretary	816-272-5435

E. Describe all outstanding or threatened litigation: *(Attach separate sheet if necessary)*

We have received a notice on condemnation at our current location from the City of Lee's Summit for the winding of the Jefferson street road project.

(Provide the same information requested above for the parent company, if applicable)

III. LOCATION OF THE PROJECT

General Boundaries: *(Attach separate sheet if necessary)*

NEWBERRY LANDINGS FIRST PLAT---LOT 295

*Newberry landings business park is located South east from Hamblin road and Bailey
The address of the property is 1445 Broadway Lee's Summit, MO 64081*

Council District: #1 _____

Total Acreage: 47,627 sq ft.

Is the project located in any incentive areas? *(Attach separate sheet if necessary)* _____
US 50 /M-291 Hwy Urban Renewal Area

What is the current zoning of the project area? Planned Industrial

What is the proposed zoning for the project area? No change in zoning is requested

This property is located in the following Urban Renewal Area (if applicable):

NO

IV. THE PROJECT

- A. 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. (*Attach separate sheet if necessary*)

The size of building for this project is approximately 7150 sq ft Pre-Engineered Bulter building. Approximately 80% warehouse and 20% office. The property 1.09 Acres and is currently a vacant field. We will be constructing a new headquarters for Mar Building Solutions. We are currently located at 1305 Jefferson Street in Lees summit and the City is condemning our building for the widening of the Jefferson street road project. Mar building solutions is a Design Build General contractor primary Butler building's. The new building will allow us to expand our operations and have greater capacity in our shop for fabrication of structural steel, metal roofing and Pre-engineered metal building projects.

- B. Does the applicant or its parent company presently have offices or industrial facilities located in Lee's Summit, Missouri? If so, describe. (*Attach separate sheet of necessary*)

Our offices currently reside at 1305 SW Jefferson, Lee's Summit, MO 64081. The current building is 2,170 sq ft. and also stores materials at 2 other locations in the county.

- C. List any nationally or locally historical properties and/or districts within the Project Area.

N/A

- D. 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: (*Attach separate sheet if necessary*)

No Zoning changes are proposed.

V. COMMUNITY IMPACT STATEMENT

- A. Describe the project's integration within the applicable Lee's Summit Comprehensive Master Plan, conformance with the adopted Economic Development Incentive Policy or applicable adopted plan within the community. (*Attach separate sheet if necessary*)

The project is in compliance with the city current comprehensive master plan of the city and follows the development incentive policy.

- B.** How many people will be employed by the project? (*Attach separate sheet if necessary*)

We currently have 6 full time employees and employ many other sub-contractors complete our work.

- Will this project represent an increase in employment opportunities in Lee's Summit, Missouri?

Yes, it will allow us to increase capacity with a larger building and more offices, thus promoting growth and expanding our workforce in the community.

- Number of jobs to be retained.

Yes, we retain all current jobs and will also be expanding our workforce upon completion of the project. We are planning on adding 14 jobs over the next 6 -8 years.

- C.** Projected real and personal property investment.

Yes, this is for the project development and equipment

- D.** Describe the capability of the project to attract sales from outside the City, if applicable.

Yes, this will attract sales from outside the city as the nearest "Butler" dealers are located in Liberty, MO and Olathe, KS. With the larger building we are wanting to expand our component and building materials sales. But more importantly Jobs will be added to the workforce as this growth occurs.

- E.** Will this project attract additional residents to the area?

Yes, we hope that future employees will want to live close to where they work. With 75% of our current full and part time work force lives in Lee's summit it shows that it is a great place to live and work.

We are also a local contractor that will General contract other buildings for customers in the Lee's Summit area.

- F.** Are there plans for future expansion?

Yes, we have the ability to double our office space and expand the building to the north an additional 4,000 sq ft.

- G. What environmental impact will this project have on the area?
None
- H. Will there be the use of federal or state incentives for this project?
None that we know of.
- I. Provide evidence of the need for the abatement (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.)

Most importantly is job creation. Mar Building solutions was started in December of 2014 with myself as the sole employee working out of our house on Maple Street. At the end of 2015 we purchased the current building that we are in. In 3 ½ years have grown to 6 full time employees and 3 part time. We have had year to year growth in the company and believe that the best investment you can make is your employees. Looking forward with the additional space we will expand our operation and capacity to be a leading metal building supplier and general contractor in the Kansas City Metro area.

The current average wage in Jackson county is \$53,419. Our company average wage is \$55,920 for full time employees. 3% higher than the county average. I did exclude any wages as an owner to not have a weighted average. So these are not entry level positions with low wages. These are good paying jobs that someone can live off of.

With our current building under condemnation from the City of Lee's Summit the abatement will help close the shortfall of what another building can be purchased for and what the City has paid for our current building while still keeping our business in Lee's Summit. The City is purchasing our current building for \$242,000 It would cost well over \$400,000 to purchase land and build a new building the same size. However, we are looking at tripling the current square footage to expand and using LCRA to help offset a portion those costs.

This abatement will allow us to stay in Lees Summit. Many other buildings and vacant pieces of property we looked at were located in Lone Jack, Grandview, Grain Valley, and Kansas City. Moving to the Lone Jack has been considered with Lot prices costing ½ of what this one is and taxes being considerably less. Lee's Summit in generally speaking on the higher end costs in commercial real estate costs and a portion of the abatement is going to help offset these costs of staying here.

Our most notable recent projects include partnering with Fogel Anderson Construction to supply and erect the back three buildings totaling 32,000 sq ft on the Lee's Summit Water Utilities facility. Construction of High Tech Solutions new 22,000 sq. ft facility. Partnered with Pearce Construction on to supply and erect the new food pantry. We have numerous other projects in Lee's Summit and look to further help grow community as being a home town builder. With that adding jobs to the community and keeping our business in the City of Lee's Summit.

- J.** Describe the estimated impact to proximate businesses, particularly to businesses selling similar products or services in the area.

There is no impact on local businesses.

VI. 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.

Item	Amount	Costs to be Financed with Bond Proceeds, if Applicable
Acquisition of Land and Existing Buildings	98,600	
Relocation costs (if applicable)	12,000	
Construction Costs:		
1. Architectural and Engineering	22,300	
2. Site Preparation	61,800	
3. Materials	176,000	
4. Labor	264,000	
5. Construction Contracts		
6. Utilities Connection	12,000	
7. Paving and Landscaping	85,000	
Renovation Cost		
Machinery and Equipment		
Furniture and Fixtures	26,000	
Capitalized Interest (From To)		
Cost of Issuance (i.e. accounting, legal, etc.)	5,000	
Contingency/Professional Fees	4,000	
TOTAL PROJECT COSTS	766,700.	

Current Fair Market Value of Land: \$100,000

Fair Market Value of Improvement: \$766,700

Current Assessed Value of property: \$1,210

Projected Assessed Value of the Land & Improvements Upon Completion:
\$866,700

Please outline specific request for abatement (requested amount, percentage and number of years for abatement).

- Total amount of property tax abatement requested: \$ 100,664
- Percentage of abatement requested: 100 %
- Number of years of abatement: 10 yrs.

Please provide estimated schedule of property tax abatement for the requested timeframe for abatement (not to exceed 100% for 10 year period)

Estimated Schedule of Abatement:

City of Lee's Summit Commercial Tax Computation						07/18/18
Construction Cost	Construction Ratio	Real Estate	Business Personal	Manufacturing Equipment	Total	
\$ 656,100	50%	\$328,050			\$328,050	
Market Value		32%	33%	32%		
Assessed Value		\$104,976	\$0	\$0	\$104,976	
Tax Year	2017					
Tax Levies (per \$100):						
City	1.5154	\$1,591	\$0	\$0	\$1,591	
School (Lee's Summit)	5.8777	\$6,170	\$0	\$0	\$6,170	
Junior College	0.2297	\$241	\$0	\$0	\$241	
County	0.4849	\$509	\$0	\$0	\$509	
Mental Health	0.1160	\$122	\$0	\$0	\$122	
Handicap Workshop	0.0713	\$75	\$0	\$0	\$75	
Library	0.3963	\$416	\$0	\$0	\$416	
MO Blind Pension	0.0300	\$31	\$0	\$0	\$31	
Replacement Tax	1.4370	\$1,509	N/A	N/A	\$1,509	
Total Commercial Taxes	10.1583	10,664	-	-	10,664	
INPUT CELLS						
Last updated 1/26/18						

Last updated 1/26/18

VII. SOURCES OF FUNDS:

State amount and sources of financing for all of the Project costs listed above. Please provide commitment letters for any sources received listing terms and conditions.

SOURCES	AMOUNT
<u>Personal Investment & 1033 from old building</u>	<u>266,700</u>
<u>Arvest Bank</u>	<u>500,000</u>

VII. DEVELOPMENT TEAM

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

Craig Luebbert- Architect
 Matt Schlitt – Civil Engineering

Greg Gladfelter- MEP
Mar Building – Structural
Butler Mfg. – Pre-Engineered metal building design.

VIII. OPERATING PROFORMA.

The proforma must cover the period of abatement requested.

X. BOND FINANCING

Bond Financing is handled on a case-by-case basis.

XI. REQUIRED ATTACHMENTS:

- **Attachment A:** A map showing the boundaries of the project.
- **Attachment B:** A map indicating current land use and zoning.
- **Attachment C:** A map indicating the proposed land use and zoning.
- **Attachment D:** A map showing infrastructure improvements to be made.
- **Attachment E:** A development schedule for the project, including the phasing of development and the locations and improvements to be accomplished in each phase.
- **Attachment F:** Design plans for the project (including site plans & elevations).
- **Attachment G:** Photographs of the project site and/or structure to be rehabilitated.

- **Attachment H:** Copy of preliminary title work.

- **Attachment I:** 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).

XII. CERTIFICATION OF APPLICANT:

The undersigned hereby represents and certifies that to the best knowledge and belief of the undersigned, this project application contains no information or data, contained herein or in the exhibits or attachments, that is false or incorrect, and that it is truly descriptive of the property which application is being made.

NAME: _____

SIGNATURE: _____

TITLE: _____

RETURN COMPLETED APPLICATION AND NON-REFUNDABLE APPLICATION FEE TO:

**Land Clearance for Redevelopment Authority
c/o City of Lee's Summit
220 SE Green Street
Lee's Summit, Missouri 64063**

REDEVELOPMENT PROJECT
EXHIBIT "1"— BUDGET / PROFORMA



REDEVELOPMENT PROJECT
EXHIBIT “2”— NEW AND EXISTING EMPLOYMENT INFORMATION

Mar Building Solutions- Payroll		
Number of full time employees	6	
Number of part time employees	2	
	Yearly	Hourly
Average wage of full time employees	\$55,920.00	\$ 26.88
Average wage of Part time employees (based on 40 hours)	\$36,400.00	\$ 17.50

ATTACHMENT “A”—Map of Project Boundaries

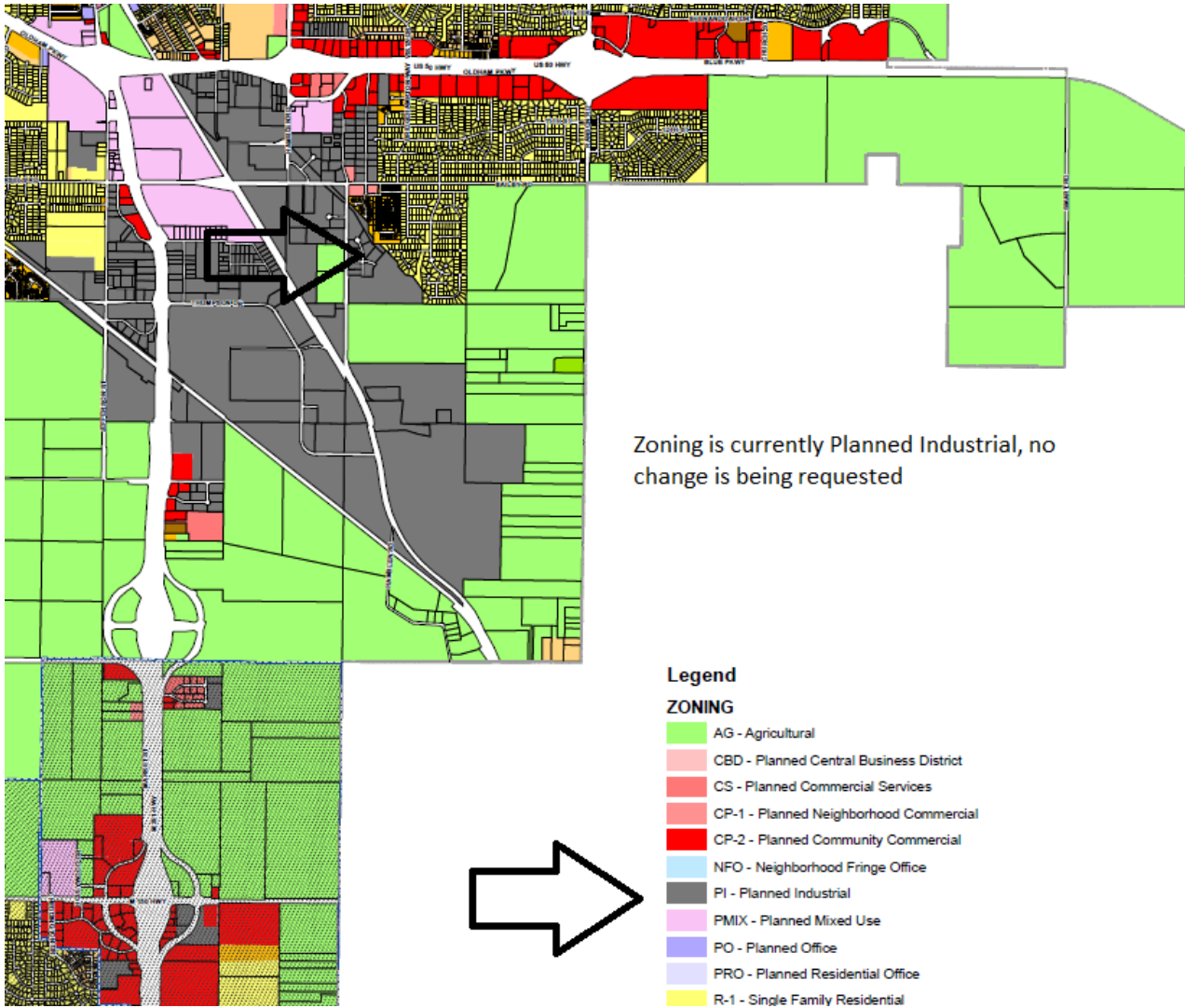


REDEVELOPMENT PROJECT



1445 Broadway
Lees Summit, MO

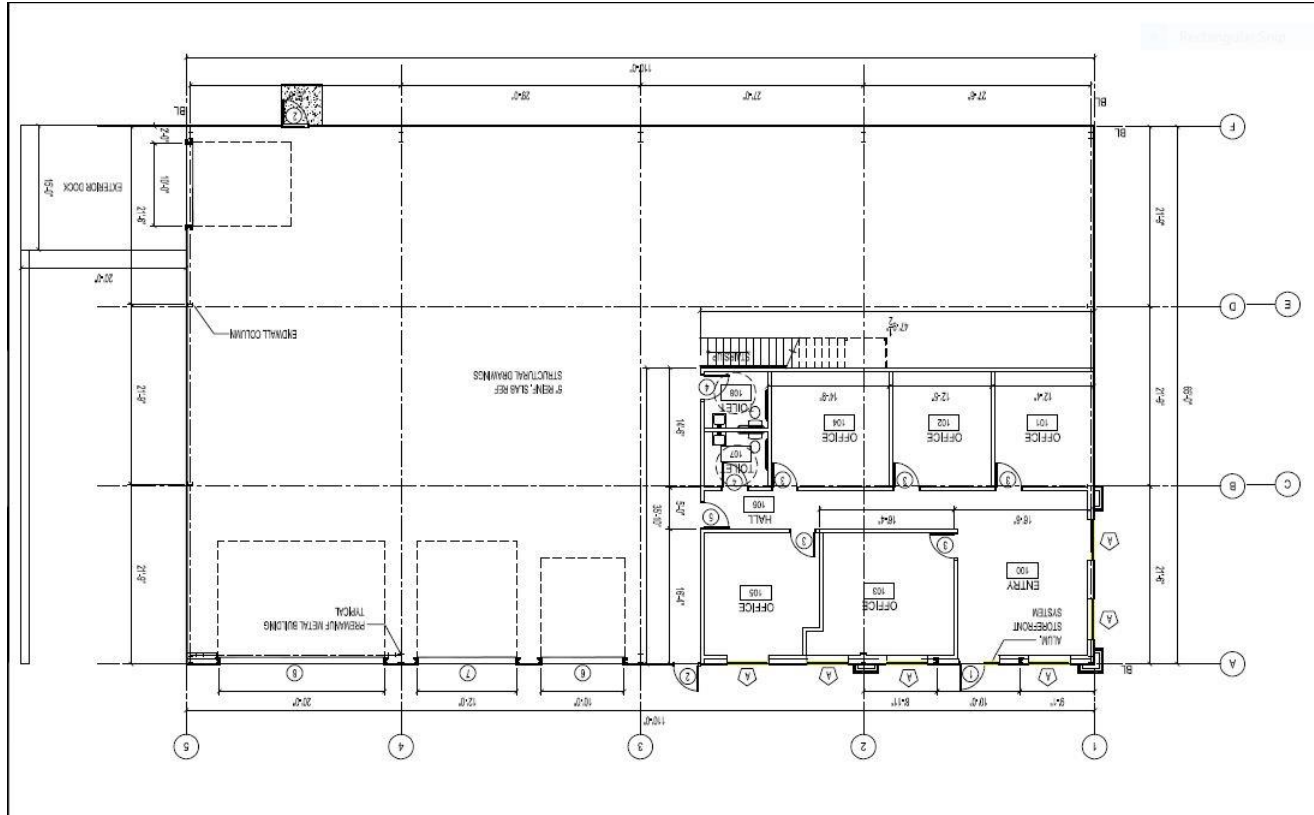
REDEVELOPMENT PROJECT
ATTACHMENT "B"—Map of Current Land Use and Zoning



ATTACHMENT "C"—Map of Proposed Land Use and Zoning

Not changing land use or zoning.

REDEVELOPMENT PROJECT



REDEVELOPMENT PROJECT

ATTACHMENT "G"—Photographs of project site and/or structure to be rehabilitated

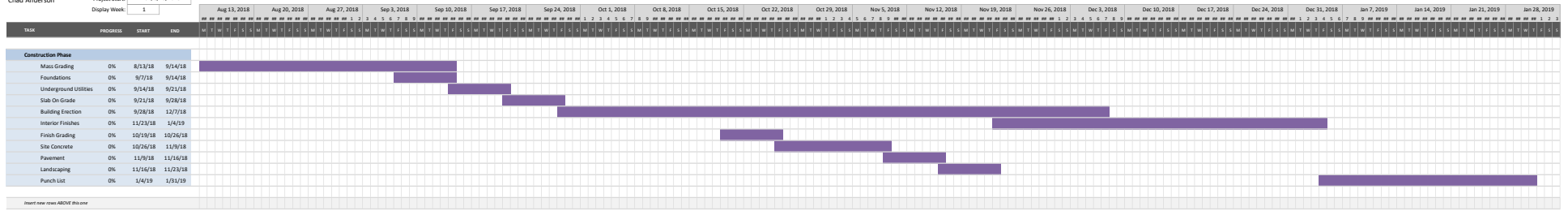
Proposed Industrial Office/Warehouse
1445 Southeast Broadway Drive
Lee's Summit, MO 64081



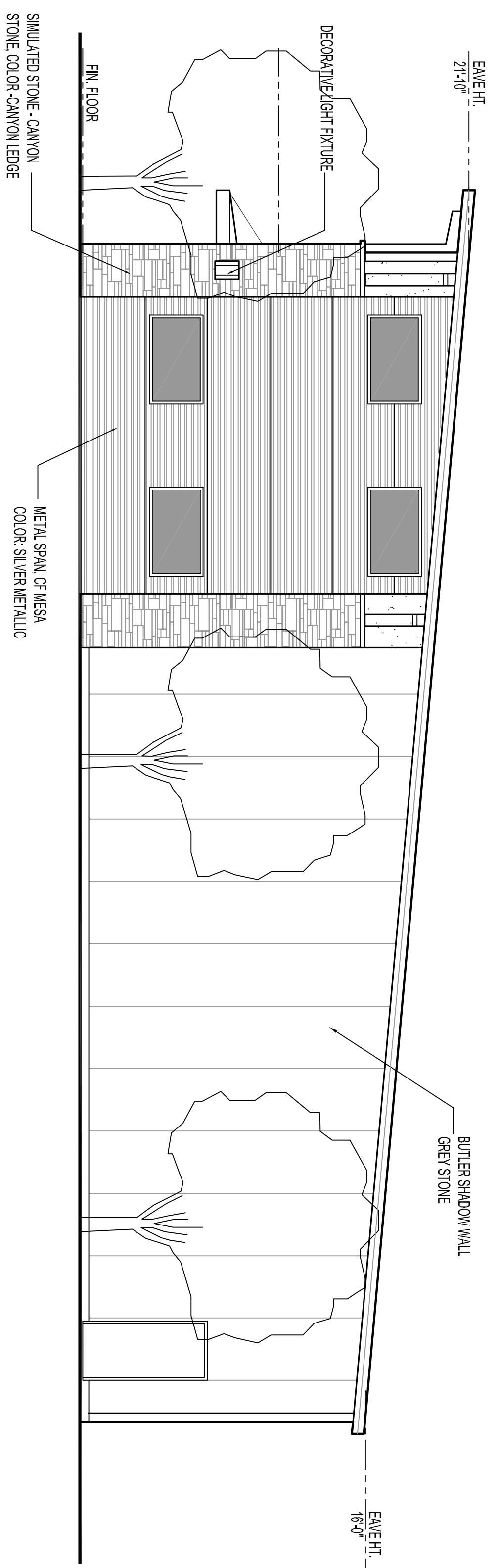
ATTACHMENT "H"— Title Work / Property ownership

Project Start: Mon, 8/13/2018

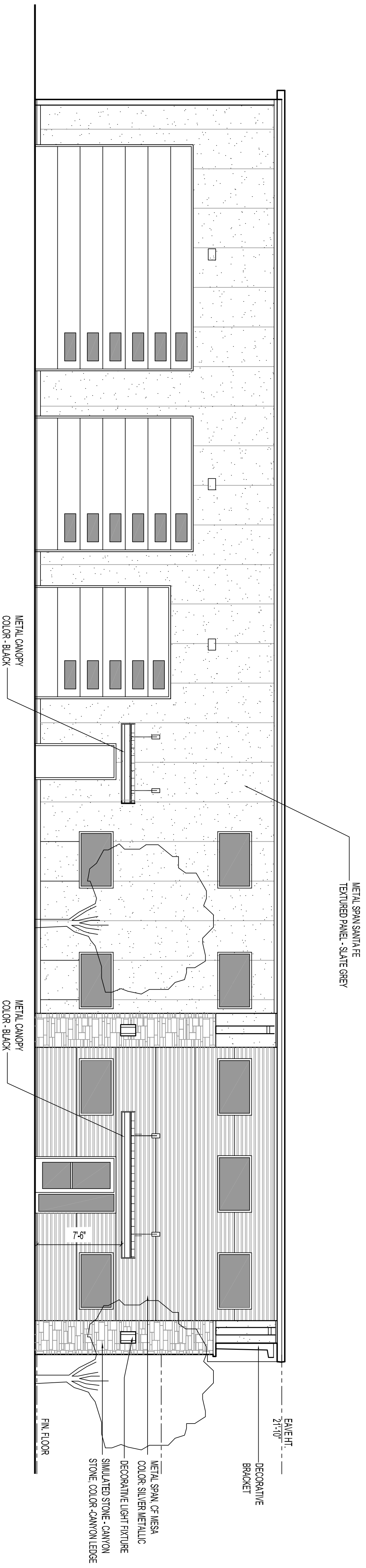
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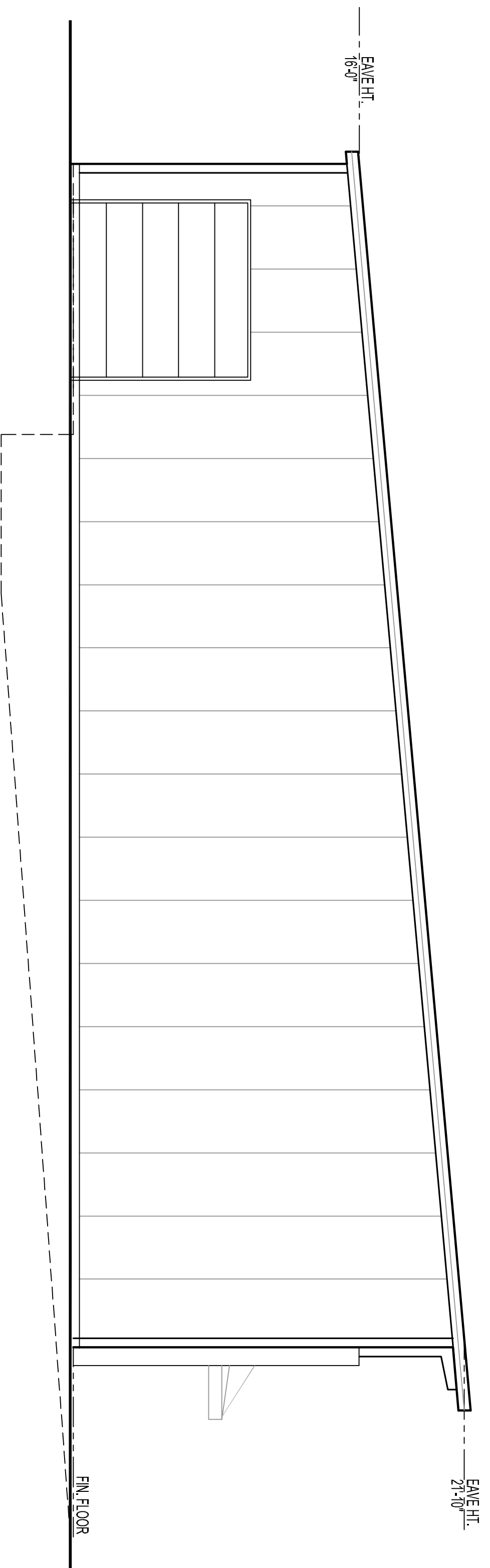
Insert new rows ABOVE this one



1 Side Elevation
SCALE: 3/16"=1'-0"



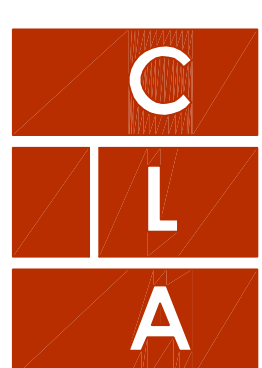
2 Front Elevation
SCALE: 3/16"=1'-0"



3 Side Elevation
SCALE: 3/16"=1'-0"

Construction Documents
MAR Building Solutions

Newberry Bussiness Park
Lee's Summit, MO.



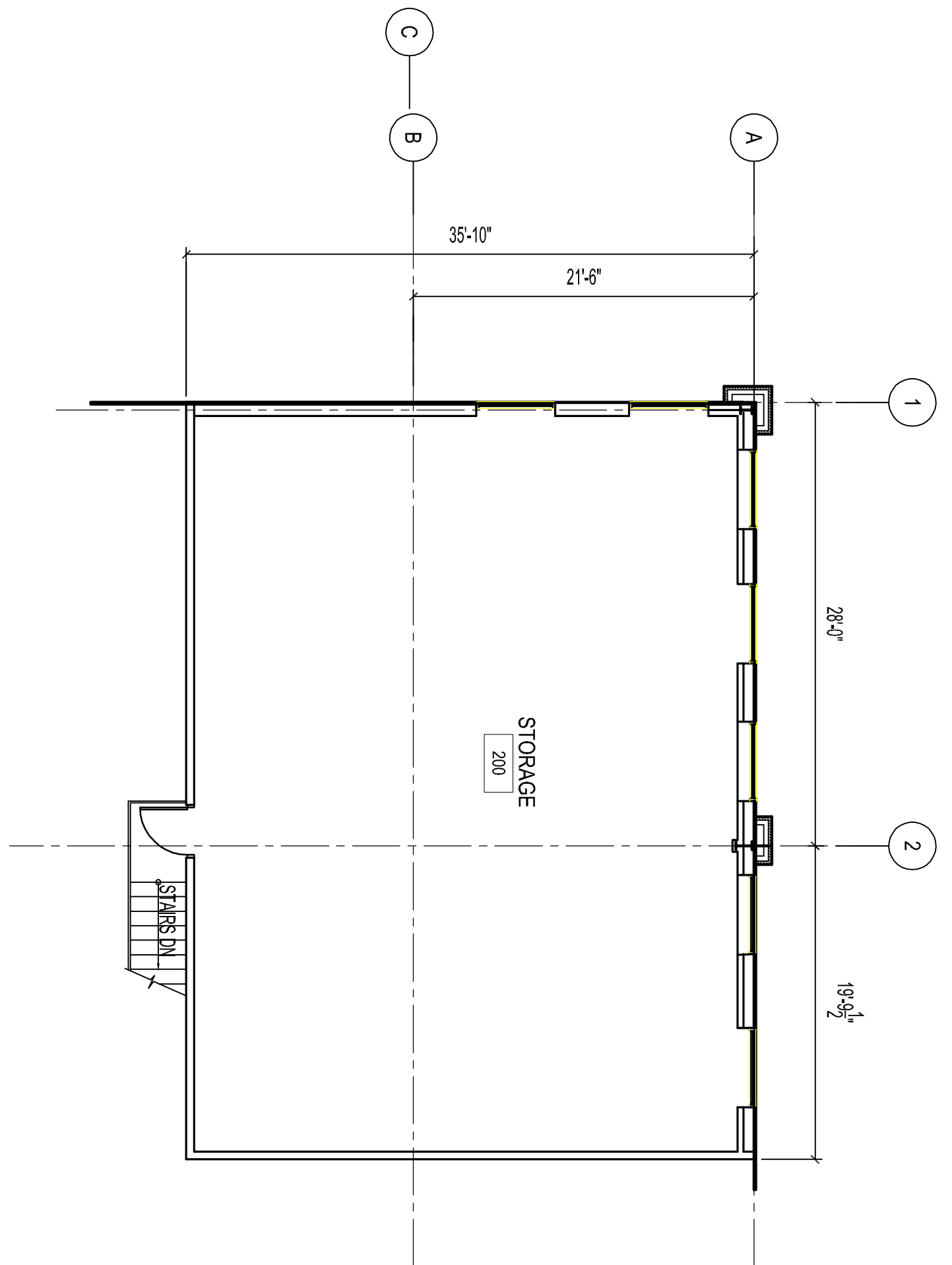
Craig Luebbert
Architecture
24 NW Chipman 'B'. 816.875.4863

SHEET NUMBER

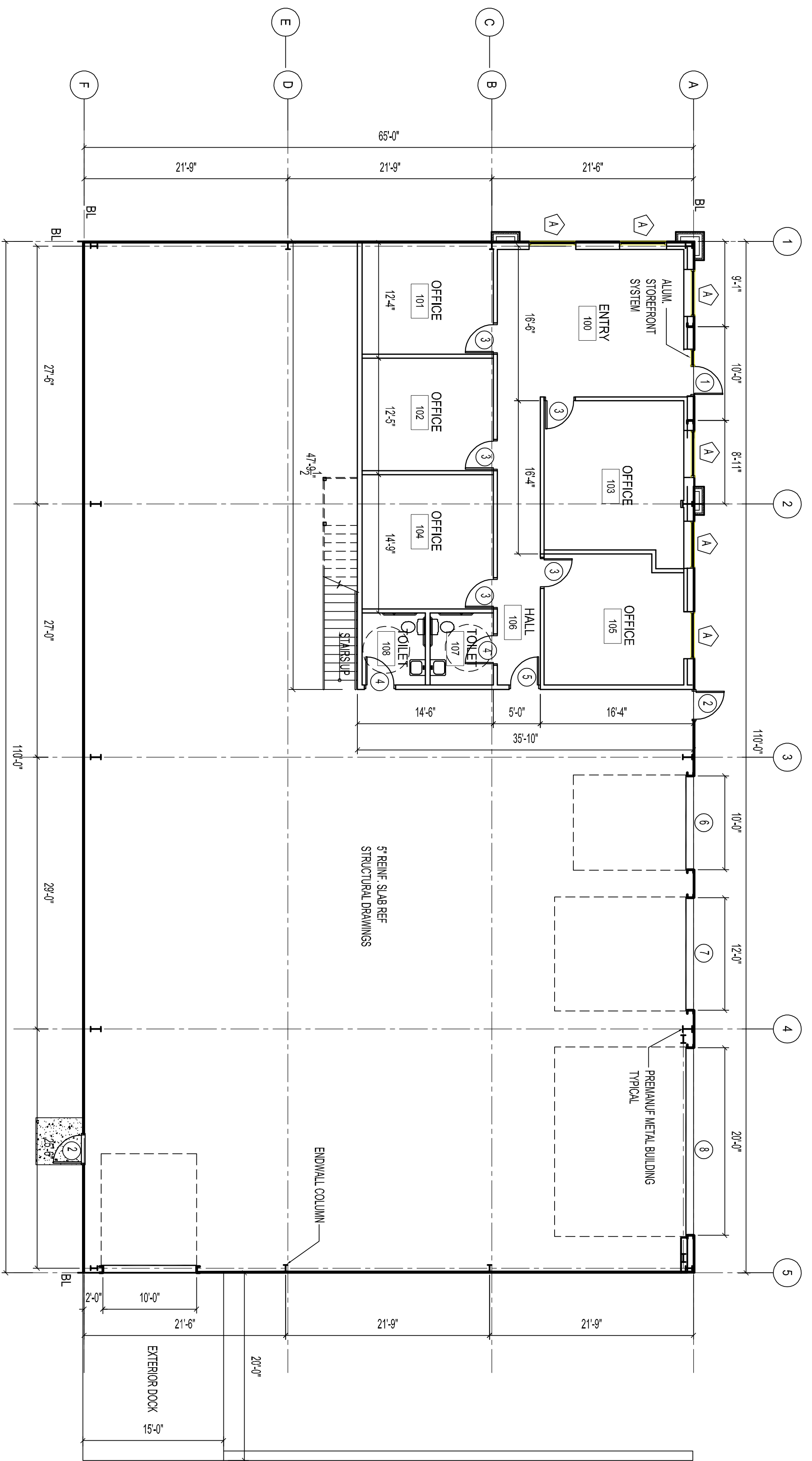
A200

ARCHITECTURAL PROJECT NUMBER

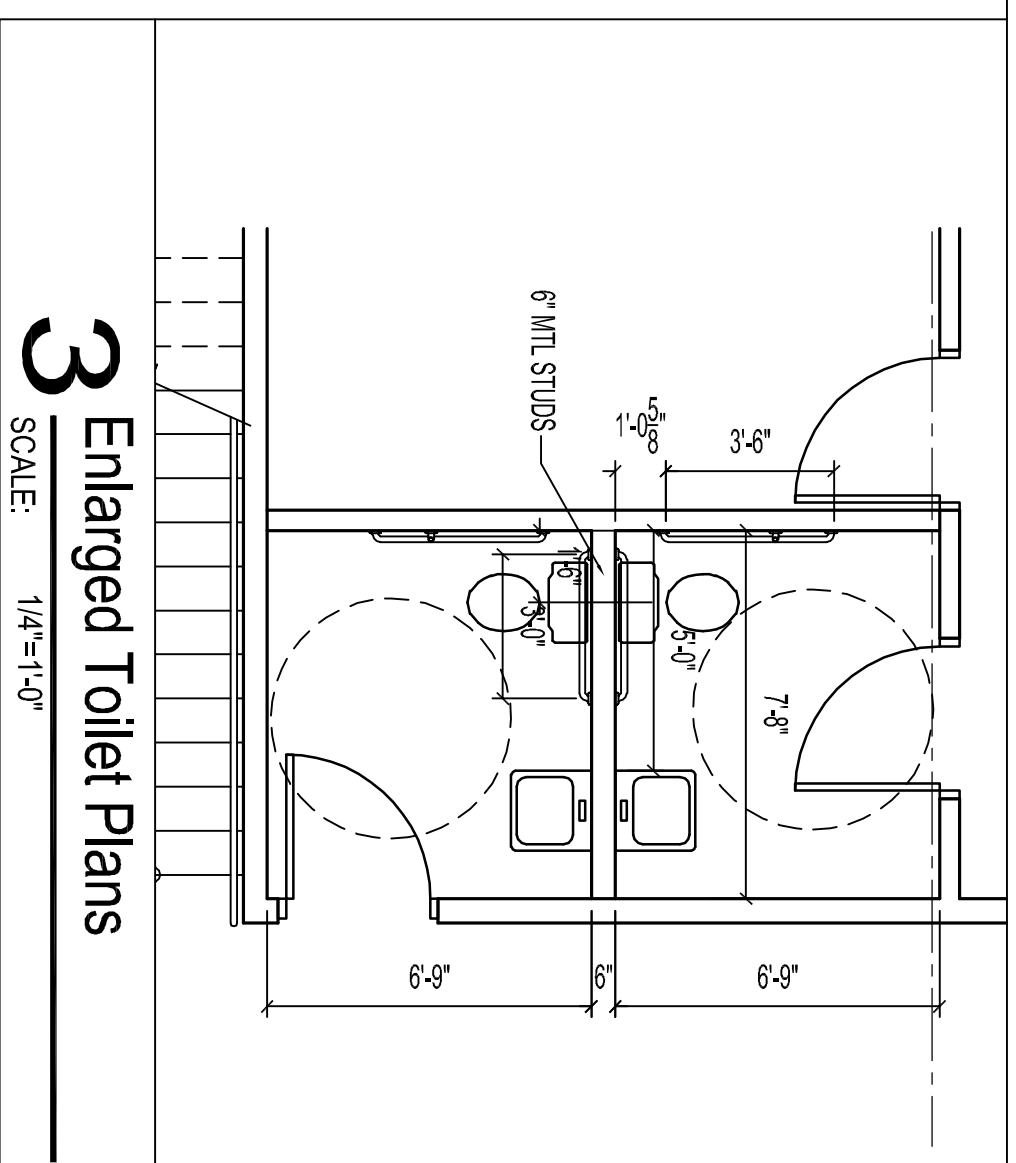
DATE REVISION
5.11.18



2 Upper Level
SCALE: 1/8"=1'-0"



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



3 Enlarged Toilet Plans
SCALE: 1/4"=1'-0"

