

REC'D TOPEKA CITY CLERK
'23 APR 13 AM 11:57

CITY OF TOPEKA
APPLICATION FOR COMMUNITY IMPROVEMENT DISTRICT

Complete all information and if necessary, please attach additional sheets to fully answer each question and include attachments described in Appendix 1

1. Applicant Information

a. Company Name: 911 Walnut, Inc. Phone: 816-215-1100

Address: 100 NW Englewood Rd., Kansas City, MO 64118

Contact Person (if an entity): C. Sterling Scott

Email: sterling.scott@svn.com Fax : 816-436-4606

b. Applicant's Legal
Counsel Name: Curt Petersen Phone: 913-234-7458

Address: 900 W. 48th Place, Suite 900, Kansas City, MO 64112

Email: cpetersen@polsinelli.com Fax: 913-273-1046

c. Applicant's Engineer: Kevin Holland with Cook, Flatt & Strobel Engineers, P.A. Phone: 785-272-4706

Address: 2930 SW Woodside Dr., Topeka, KS 66614

Email: kholland@cfse.com Fax: N/A

2. Applicant's Business Information

a. ☒ Corporation ☐ Partnership ☐ Sole Proprietorship ☐ Other

b. State of incorporation/organization and year: Missouri / 1996

c. If the Applicant is a corporation, list the officers, directors and stockholders holding more than 5% of the corporation's stock. (State the name, address, telephone and relationship to Applicant. If a company is not yet formed, include as much data as possible concerning potential officers, directors and stockholders): _____

Sterling Scott = 50% / Blake Scott = 25% / Terrie Scott = 25%

d. If the Applicant is a general partnership, list the general partners; and if a limited partnership, list the general partners and limited partners; with more than 5% of the partnership.

(State the name, address, telephone and relationship to Applicant. If a partnership is not yet formed, include as much data as possible concerning potential partners): _____

N/A.

e. Has the Applicant, or any partner, officer, member or director of the Applicant; or any entity in which any partner, officer, member or director of the Applicant is or was a partner, officer, member or director, ever been charged with and/or convicted of a criminal offense (other than traffic violations) or charged by any regulatory agency with violations of financial or professional regulations?

Yes

No

If yes, state the name of the business or individual, the caption of the proceeding, court and year in which it was filed, and its disposition and/or status: _____

f. Within the last ten (10) years, has the Applicant or any partner, officer, member or director of the Applicant; or any entity in which any partner, officer or director of the Applicant is or was a partner, officer, member or director, been a debtor in bankruptcy?

Yes

No

If yes, state the name of the business or individual, the caption of the proceeding, the court and year in which it was filed, and its disposition and/or status: _____

g. Has the Applicant, or any officer, member, director, or partner of the Applicant; or any entity in which any partner, officer or director of the Applicant is or was a partner, officer, member or director, ever defaulted on any bond or mortgage commitment?

Yes

No

If yes, state the name of business or individual, year and any relevant circumstances: _____

3. General CID Project Information

a. Description of the underlying CID Project for which financing is requested: _____

Commercial development of SWQ of 32nd Terrace and SW Topeka Boulevard.

b. General Location of CID Project: SWQ of 32nd Terrace and SW Topeka Boulevard

c. Total sq. feet in proposed District, excluding right of way and other common area:

223,070 per Shawnee County GIS mapping.

d. Legal description of the proposed District: See the attached Exhibit A.

e. Number of Tracts, Parcels or Lots in proposed District: 3 lots.

f. Does Applicant own all the Property in the District? ☒ Yes ☐ No

If not, provide the name, address and phone number of the Owner(s) in the District and evidence of their willingness to participate in the Petition. Or if Applicant intends to own 100% of the property, provide evidence of site control (i.e. deed, option to purchase or purchase contract). _____

g. Are all areas within the proposed District platted? Yes ☐ No ☒

If yes, provide the County parcel ID numbers: _____

If no, identify the number without County parcel ID numbers and the status of any pending plats: 1461301014028000 / 1461301014029000 / 1461301014027010 -- All 3 lots have been

platted and the plat is being recorded shortly.

h. Will the proposed District have 100% participation?

Yes

No

i. If the project has current tenants or leases, please provide the contact information (business name; contact person; address, and phone number) for each:

Wildhorse: Jim Krause / 3249 SW Topeka Blvd, Topeka, KS 66611 / (785) 267-3545

(Notification of owners, tenants and lessees of any request for a CID sales tax is required prior to the public hearing)

4. Financing

a. Description of CID Project and costs to be financed and estimated cost for each component:

Land Acquisition	\$ 100,000
Demo/Site Work/Infrastructure	\$ 598,804
Design Costs (architectural and engineering)	\$ 50,000
Soft Costs (legal/commissions/financing/etc.)	\$ 50,000
Lot 1 Building 1 Construction	\$ 598,804
Lot 2 Building 2 Construction	\$ 598,804
Lot 3 Building 3 Construction	\$ 174,252
Total Estimated Cost of CID Improvements	\$ 2,170,664

b. Estimated cost of total project in which CID is proposed: \$ 15,093,890

c. Proposed methods of financing. If more than one, please indicate:

(i) Special Assessments: Yes

No

Paid in full by 2%

(ii) Paid in full or part by sales tax or only by assessments? CID Sales Tax

(iii) Assessment and Amount:

Front Footage _____ Estimated Cost per F.F. \$ _____

Square Footage _____ Estimated Cost per S.F. \$ _____

(vi) Note: there cannot be any assessment against the City at large.

- d CID Sales Tax: ☒ Yes ☐ No
- (i) Amount of increment (increments of .10 or .25, not to exceed 2%): 2%
- (ii) Note: Dept of Revenue shall keep 2% of amount collected up to \$60,000/year for administration.

5. Financing/Bonds:

- a. Do you request the City issue special obligation bonds?

☐ Yes

☒ No

If yes, what is the requested term of the bonds? (maximum is 22 years): _____

- b. Do you plan to use pay-as-you-go (maximum is 22 years for sales tax)?

☒ Yes

☐ No

- c. Estimated dates to commence and complete construction: TBD.

- d. Will there be a phasing plan? If so, describe the phasing plan including the proposed improvements, their estimated cost, and date construction of each will be commenced and complete: TBD.

6. Additional Information:

Any additional information you believe is relevant or helpful to the consideration of this application: _____

Please check the box if the petition includes the following requirements:

- | | |
|---|-------------------------------------|
| 1. General description of the proposed project | <input checked="" type="checkbox"/> |
| 2. Estimated cost of the project | <input checked="" type="checkbox"/> |
| 3. Proposed method of financing the project | <input checked="" type="checkbox"/> |
| 4. Proposed amount and method of assessment | <input checked="" type="checkbox"/> |
| 5. Map of the proposed district; and | <input checked="" type="checkbox"/> |
| 6. Legal description of the boundaries of the proposed district | <input checked="" type="checkbox"/> |

APPENDIX I to CID APPLICATION

Documentation of the following will be helpful to the Review Committee:

- Evidence of site control.
- Current financial statements of the applicant and owner and/or operating entity if different from the Applicant (2 years); P&L (2 years); and Balance Sheet (2 years)
- Market studies which identify target markets, analysis of competition, demographics, market rents and sales prices, letters of intent/interest from prospective tenants.
- Financial analysis (projected revenue is sufficient to pay costs)
- Approved site plans or plan submissions for the Project Plan area.
- Renderings of the project, if available.
- Any other data or information the Applicant deems pertinent to the City's consideration of the application.

Evidence of Site Control

Lots 1-3

Quick Ref
R331403

Parcel Id
1461301014027010

Property Address
SW TOPEKA BLVD, Topeka, KS 66611

Owner
911 WALNUT INC

Mailing Address
5741 N WOODLAND PT PARKVILLE, MO 64152-4329

Quick Ref
R62455

Parcel Id
1461301014029000

Property Address
3251 SW TOPEKA BLVD, Topeka, KS 66611

Owner
911 WALNUT INC

Mailing Address
5741 N WOODLAND PT PARKVILLE, MO 64152-4329

Quick Ref
R62454

Parcel Id
1461301014028000

Property Address
3249 SW TOPEKA BLVD, Topeka, KS 66611

Owner
911 WALNUT INC

Mailing Address
5741 N WOODLAND PT PARKVILLE, MO 64152-4329

FINANCIAL ANALYSIS

911 Walnut Inc. (Topeka, KS)
Sources and Uses Budget

CATEGORY	TOTAL COST	CID REIMBURSABLE (FROM LOT 3 ONLY) TO MASTER DEVELOPER	CID REIMBURSABLE (FROM LOTS 1 & 2 ONLY) TO MASTER DEVELOPER	CID REIMBURSABLE (FROM LOT 1 ONLY) TO LOT 1 USER	CID REIMBURSABLE (FROM LOT 2 ONLY) TO LOT 2 USER
LAND ACQUISITION:	\$ 250,000	\$ 100,000		\$ -	\$ -
DEMO/SITE WORK/INFRASTRUCTURE	\$ 1,396,815		\$ 598,804	\$ -	\$ -
LOT 1 BUILDING 1 CONSTRUCTION:	\$ 3,000,000	\$ -		\$ 598,804	\$ -
LOT 2 BUILDING 2 CONSTRUCTION:	\$ 3,000,000	\$ -		\$ -	\$ 598,804
LOT 3 BUILDING 3 CONSTRUCTION:	\$ 2,500,000	\$ 174,252		\$ -	\$ -
FF&E (ALL BUILDINGS):	\$ 1,979,363	\$ -		\$ -	\$ -
DESIGN COSTS (architectural and engineering) (total project):	\$ 989,682	\$ 50,000		\$ -	\$ -
SOFT COSTS (TIF fees/legal/commissions/etc.) (total project):	\$ 989,682	\$ 50,000		\$ -	\$ -
OTHER (landscaping/contingency etc.) (total project):	\$ 988,349	\$ -		\$ -	\$ -
TOTAL PROJECT COSTS (ALL BUILDINGS)	\$ 15,093,890	\$ 374,252	\$ 598,804	\$ 598,804	\$ 598,804

Assumptions Used for CID Calculations Below:

Assumptions:

(1) Interest Rate/NPV Rate:	5.50%
(2) Taxable Sales @ Start	\$ 10,500,000
(3) Assumed taxable sales increases annually at the following rate	2.00%
(4) CID Tax Rate (Full)	2%
(5) Developer's Share of CID Revenue (Lot 1 and Lot 2)	25%
(6) Lot 1 and Lot 2 User's Share of CID Revenue	75%
(7) Lot 3 CID NPV Retained by Developer	50%

LOT 1 ONLY

CID YEAR		Taxable Sales	Total CID Revenue	Lot 1 Owner's Share of CID Revenue	Developer's Share of CID Revenue
1	2024	\$ 4,000,000	\$ 80,000	\$ 60,000	\$ 20,000
2	2025	\$ 4,080,000	\$ 81,600	\$ 61,200	\$ 20,400
3	2026	\$ 4,161,600	\$ 83,232	\$ 62,424	\$ 20,808
4	2027	\$ 4,244,832	\$ 84,897	\$ 63,672	\$ 21,224
5	2028	\$ 4,329,729	\$ 86,595	\$ 64,946	\$ 21,649
6	2029	\$ 4,416,323	\$ 88,326	\$ 66,245	\$ 22,082
7	2030	\$ 4,504,650	\$ 90,093	\$ 67,570	\$ 22,523
8	2031	\$ 4,594,743	\$ 91,895	\$ 68,921	\$ 22,974
9	2032	\$ 4,686,638	\$ 93,733	\$ 70,300	\$ 23,433
10	2033	\$ 4,780,370	\$ 95,607	\$ 71,706	\$ 23,902
11	2034	\$ 4,875,978	\$ 97,520	\$ 73,140	\$ 24,380
12	2035	\$ 4,973,497	\$ 99,470	\$ 74,602	\$ 24,867
13	2036	\$ 5,072,967	\$ 101,459	\$ 76,095	\$ 25,365
14	2037	\$ 5,174,427	\$ 103,489	\$ 77,616	\$ 25,872
15	2038	\$ 5,277,915	\$ 105,558	\$ 79,169	\$ 26,390
16	2039	\$ 5,383,473	\$ 107,669	\$ 80,752	\$ 26,917
17	2040	\$ 5,491,143	\$ 109,823	\$ 82,367	\$ 27,456
18	2041	\$ 5,600,966	\$ 112,019	\$ 84,014	\$ 28,005
19	2042	\$ 5,712,985	\$ 114,260	\$ 85,695	\$ 28,565
20	2043	\$ 5,827,245	\$ 116,545	\$ 87,409	\$ 29,136
21	2044	\$ 5,943,790	\$ 118,876	\$ 89,157	\$ 29,719
22	2045	\$ 6,062,665	\$ 121,253	\$ 90,940	\$ 30,313
	Totals		\$ 2,183,918.68	\$ 1,637,939.01	\$ 545,979.67
	NPV		\$1,197,607	\$1,637,939	\$299,402

LOT 2 ONLY

CID YEAR		Taxable Sales	CID Revenue	Lot 2 Owner Share of CID Revenue	Developer's Share of CID Revenue
1	2024	\$ 4,000,000	\$ 80,000	\$ 60,000	\$ 20,000
2	2025	\$ 4,080,000	\$ 81,600	\$ 61,200	\$ 20,400
3	2026	\$ 4,161,600	\$ 83,232	\$ 62,424	\$ 20,808
4	2027	\$ 4,244,832	\$ 84,897	\$ 63,672	\$ 21,224
5	2028	\$ 4,329,729	\$ 86,595	\$ 64,946	\$ 21,649
6	2029	\$ 4,416,323	\$ 88,326	\$ 66,245	\$ 22,082
7	2030	\$ 4,504,650	\$ 90,093	\$ 67,570	\$ 22,523
8	2031	\$ 4,594,743	\$ 91,895	\$ 68,921	\$ 22,974
9	2032	\$ 4,686,638	\$ 93,733	\$ 70,300	\$ 23,433
10	2033	\$ 4,780,370	\$ 95,607	\$ 71,706	\$ 23,902
11	2034	\$ 4,875,978	\$ 97,520	\$ 73,140	\$ 24,380
12	2035	\$ 4,973,497	\$ 99,470	\$ 74,602	\$ 24,867
13	2036	\$ 5,072,967	\$ 101,459	\$ 76,095	\$ 25,365
14	2037	\$ 5,174,427	\$ 103,489	\$ 77,616	\$ 25,872
15	2038	\$ 5,277,915	\$ 105,558	\$ 79,169	\$ 26,390
16	2039	\$ 5,383,473	\$ 107,669	\$ 80,752	\$ 26,917
17	2040	\$ 5,491,143	\$ 109,823	\$ 82,367	\$ 27,456
18	2041	\$ 5,600,966	\$ 112,019	\$ 84,014	\$ 28,005
19	2042	\$ 5,712,985	\$ 114,260	\$ 85,695	\$ 28,565
20	2043	\$ 5,827,245	\$ 116,545	\$ 87,409	\$ 29,136
21	2044	\$ 5,943,790	\$ 118,876	\$ 89,157	\$ 29,719
22	2045	\$ 6,062,665	\$ 121,253	\$ 90,940	\$ 30,313
	Totals		\$ 2,183,918.68	\$ 1,637,939.01	\$ 545,980
	NPV		\$1,197,607	\$1,637,939	\$299,402

LOT 3 ONLY

CID YEAR		Taxable Sales		CID Revenue
1	2024	\$	2,500,000	\$ 50,000
2	2025	\$	2,550,000	\$ 51,000
3	2026	\$	2,601,000	\$ 52,020
4	2027	\$	2,653,020	\$ 53,060
5	2028	\$	2,706,080	\$ 54,122
6	2029	\$	2,760,202	\$ 55,204
7	2030	\$	2,815,406	\$ 56,308
8	2031	\$	2,871,714	\$ 57,434
9	2032	\$	2,929,148	\$ 58,583
10	2033	\$	2,987,731	\$ 59,755
11	2034	\$	3,047,486	\$ 60,950
12	2035	\$	3,108,436	\$ 62,169
13	2036	\$	3,170,604	\$ 63,412
14	2037	\$	3,234,017	\$ 64,680
15	2038	\$	3,298,697	\$ 65,974
16	2039	\$	3,364,671	\$ 67,293
17	2040	\$	3,431,964	\$ 68,639
18	2041	\$	3,500,604	\$ 70,012
19	2042	\$	3,570,616	\$ 71,412
20	2043	\$	3,642,028	\$ 72,841
21	2044	\$	3,714,868	\$ 74,297
22	2045	\$	3,789,166	\$ 75,783
Totals				\$ 1,364,949.18
NPV				\$374,252

EXHIBIT A
LEGAL DESCRIPTION

Part of Lot 1, Nellie M. Mays Subdivision, located in the Northeast Quarter of Section 13, Township 12 South, Range 15 East of the 6th P.M., City of Topeka, Shawnee County, written by Michael A. Adams, P.S. 1126 on this 8th day of June, 2022, described as follows:

Beginning at the Southwest corner of said Lot 1, thence North 00 degrees 29 minutes 37 seconds East a distance of 413.46 feet to a point of curvature; thence on a curve to the left, having a radius of 360.00 feet, a chord which bears North 14 degrees 47 minutes 16 seconds West a distance of 189.77 feet, an arc distance of 192.04 feet to the Southwest corner of a property described in City of Topeka Ordinance No. 15830, Book 2445, Page 071, filed at the Office of the Shawnee County Clerk; thence on the South line of said property described in Book 2445, Page 071 for the following three courses: South 89 degrees 58 minutes 34 seconds East a distance of 41.92 feet; thence North 42 degrees 30 minutes 24 seconds East a distance of 36.17 feet; thence South 89 degrees 58 minutes 34 seconds East a distance of 340.00 feet to the West line of Lot 3, Arlan's Subdivision in the City of Topeka; thence South 00 degrees 34 minutes 47 seconds West a distance of 158.76 feet to the Southwest corner of said Lot 3; thence North 90 degrees 00 minutes 00 seconds East a distance of 127.32 feet to the Southeast corner of said Lot 3; thence South 00 degrees 32 minutes 51 seconds West a distance of 30.00 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 29.71 feet; thence South 00 degrees 28 minutes 11 seconds West a distance of 209.22 feet to the North line of Lot 1, Block 'A', Perkins Subdivision in the City of Topeka; thence South 89 degrees 58 minutes 44 seconds West a distance of 126.50 feet to the Northwest corner of said Lot 1; thence South 00 degrees 27 minutes 50 seconds West a distance of 225.17 feet to the Southwest corner of said Lot 1; thence South 89 degrees 57 minutes 42 seconds West a distance of 386.59 feet to the point of beginning. This tract contains 6.16 acres of land more or less. Said tract to be recorded as Lot 1, Block A, Nellie M. Mays Subdivision No. 2, City of Topeka, Shawnee County, Kansas.

Part of Lot 1, Nellie M. Mays Subdivision, a Replat, located in the Northeast Quarter of Section 13, Township 12 South, Range 15 East of the 6th P.M., City of Topeka, Shawnee County, Kansas, written by Travis L. Haizlip, P.S. 1724 on this 31st day of October, 2022, described as follows:

Beginning on the Northeast corner of Lot 1, Nellie M. Mays Subdivision, a Replat; thence South 00 degrees 28 minutes 11 seconds West on the East line of said Lot 1 a distance of 209.06 feet to the Northeast corner of Lot 1, Block 'A', Perkins Subdivision, thence South 89 degrees 58 minutes 44 seconds West on the North line of Lot 1, Perkins Subdivision a distance of 438.52 feet; thence North 00 degrees 28 minutes 11 seconds East a distance of 209.22 feet to the North line of Lot 1, Nellie M. Mays Subdivision, a Replat; thence North 90 degrees 00 minutes 00 seconds East on said North line a distance of 438.52 feet to the point of beginning. This tract contains 2.11 acres of land more or less. Said tract to be platted as Lot 2, Block A, Nellie M. Mays Subdivision No. 2, City of Topeka, Shawnee County, Kansas.

Lot 1, Block A, Perkins Subdivision, in the City of Topeka, Shawnee County, Kansas.