



SUSTAINING TRANSPORTATION AND REINVESTING TOGETHER (“START”)

Project Application (updated 07.07.22 AB)

PREFACE

Use this application (“**Application**”) to apply for START conduit bonds (“**START Bonds**”), a development tool of the Kansas City Area Transportation Authority (“**KCATA**”) established by the “Policy for Sustaining Transportation and Reinvesting together with Conduit Revenue Bonds” (the “**START Bond Policy**”).

The START Bond Policy is intended to: advance the development of facilities near and within proximity of established and prospective mobility corridors; encourage transportation-oriented development; connect transportation to employment, healthcare, education, and housing; foster environment sustainability and the use of existing infrastructure; and promote the efficient use, preservation, expansion, and stability of proposed or existing passenger transportation systems in cities and counties of Kansas and Missouri in which KCATA may provide passenger transportation service.

By submitting this Application, the Applicant:

1. Represents the information set forth in the Application is true and correct, to the signatory’s knowledge, and agrees KCATA will be advised, in writing, if any information is discovered to be materially untrue or incomplete, subsequent to the submittal of this Application.
2. States the Applicant has the legal authority to submit the Application.
3. Acknowledges (a) the Applicant is encouraged to seek independent legal and financial advice concerning a START Application; (b) submission of an Application does not guarantee approval; and (c) approval of the Application does not constitute a guarantee or opinion by KCATA or their respective officers, directors, employees, agents, contractors or attorneys of any benefits or risks associated with START Bonds or the development project which is the subject of the Application.
4. Understands (a) an Application fee must be submitted with this Application, and (b) any Application submitted without the required payment will be deemed incomplete and not processed, unless and until payment is rendered in full. A summary of required fees is posted on www.KCATA.org.
5. Has thoroughly reviewed and is familiar with the START Bond Policy and the processes and requirements set forth therein.

SUBMIT COMPLETED APPLICATION AND APPLICATION FEE TO: KCATA

Attention: Michael Riley, Director of TOD/
TOC
1200 E 18th Street Kansas City, MO
64108

SUBMIT QUESTIONS ABOUT THIS APPLICATION/MORE

INFORMATION:
mriley@kcata.org

Visit: www.kcata.org

START APPLICATION

PART 1

INSTRUCTIONS

To qualify for START bonds, a proposed START project must qualify as a START Facility.

A “**START Facility**” is an economic development project which satisfies: (A) all of the “START Facility Elements” set forth in Section 1 below, and (B) materially and demonstrably satisfies one or more of the “START Mobility Factors” set forth in Section 2 below. If you have any questions concerning the START Facility Elements or START Mobility Factors, consult the START Leader.

SECTION 1: START FACILITY ELEMENTS

Confirm Applicant's proposed START Project constitutes is a START Facility by indicating it:

- FIRST: Is a place, building, structure or amenity; and
- SECOND: Is within reasonable proximity of, connected to, affected by or which affects an existing or proposed or existing mobility improvement or passenger transportation system in the District; and
- THIRD: Incorporates a material transportation component or components which (1) is designed to (a) create economic value through enhanced ridership and/or generate new transit revenues, or (b) positively affect the construction and operation of an existing or proposed passenger transportation corridor or transit facility in the District and (2) includes a mobility component.
- FOURTH: May be acquired and owned by or leased to the KCATA, in a sale/leaseback or lease/leaseback arrangement.
- FIFTH: May be designed, planned, constructed, operated, used, managed by the KCATA or by an individual or private enterprise on behalf of the KCATA, pursuant to one or more contracts with the KCATA; and
- SIXTH: Will provide or improve upon mobility and access to employment, healthcare, education, and housing.

Describe in detail how the each of the foregoing six START Facility elements are satisfied by attaching a narrative summary and relevant documentation to this Application at [Appendix A](#). For each such criteria, indicate conspicuously the criteria number to which such answer corresponds.

SECTION 2: START MOBILITY FACTORS

Confirm Applicant's proposed START Project constitutes a START Facility by indicating whether, once completed, the START Project will:

- ONE: Promote mobility and transportation access to employment, healthcare, education, and housing; or
- TWO: Increase physical density at or in close proximity to passenger transportation systems; or
- THREE: Increase in the operational efficiency of or demand for the passenger transportation systems; or
- FOUR: Advances Workforce access programs and initiatives; or
- FIVE: Promote connections between passenger transportation systems and low-income and/or affordable housing in areas of the District which are not in continuously or severely distressed census tracts, or to market rate or affordable market rate housing in areas of the District which are in continuously or severely distressed census tracts; or
- SIX: Promote housing density near public educational and social service facilities which are served by public transportation; or
- SEVEN: Promote mobility connections to economic diversity and opportunity; or

- EIGHT: Promote adaptive reuse of underutilized urban and historic facilities and properties located at or near existing and proposed passenger transportation systems.

Describe in detail how the proposed START Project which is the subject of this Application satisfies any of applicable START Mobility Factors check above, by attaching a narrative summary and relevant documentation to this Application at Appendix B. For each such factor satisfied, indicate conspicuously the factor number to which such answer corresponds.

START APPLICATION

PART 2

Following confirmation that the proposed project is a START Facility and satisfies one or more of the START Mobility Factors as required by Part 1, the Applicant (or, if Applicant is not the proposed Project owner/developer, to the Developer), must answer each of the questions and provide information, where indicated, in Part 2.

SECTION 1: APPLICANT IDENTIFICATION

1. Name of Applicant:
2. Name of Contact Person:
3. Email of Contact Person:
4. Business Phone Number of Contact Person:
5. Business Address of Contact Person:
6. Is the Applicant registered to do business in Kansas or Missouri? Yes No
7. If not registered in Kansas or Missouri, where is the Applicant registered?
8. Is the Applicant in good standing in its state of domicile? Yes No
9. Is the Applicant the parent, affiliate or subsidiary of another company? Yes No
- If Question 9 is answered yes:
10. What is the name of the parent, affiliate or subsidiary company?
11. What is the address of the parent, affiliate or subsidiary company?
12. Is the Applicant going to serve as the developer of the START Project? Yes No
- If Question 12 is answered no:
13. Relationship of Applicant to Developer:
14. Name of the Developer:
15. Name of Contact Person:
16. Email of Contact Person:
17. Business Phone Number of Contact Person:
18. Business Address of Contact Person:
19. Does the Developer legally exist? Yes No
20. If yes, is the Developer registered in Kansas or Missouri?
21. What is the Developer's date of incorporation?
22. If not registered in Kansas or Missouri, where is the Developer registered?

Attach relevant documentation and supplements related to the foregoing Applicant Identification questions to this Application at Appendix 1. On such documentation or supplements, indicate conspicuously the question number to which such items correspond.

SECTION 2: QUALIFICATIONS AND EXPERIENCE

23. Describe previous development projects in which the Applicant/Developer has been involved in a lead or substantial role. For each project listed, indicate: (a) the name of the project; (b) its physical location; (c) its approximate construction cost; (d) the type of financing utilized; (e) the primary lender(s) and/or investor(s); and (f) if the project was undertaken utilizing incentives, the type of incentives and the agency or body through which such incentives were obtained. Please append a summary of Applicant/ Developer’s qualifications and experience (and professional resume, if available) to this Application and circle “SEE ATTACHED APPENDIX 2” in the box to the right. If Applicant/Developer has no prior related qualifications or experience, circle “NONE”.
24. Describe the professional certifications and/or licenses, if any, of the Applicant/Developer or any of its primary constituents.
- SEE ATTACHED TO APPENDIX 2
- NONE

Append relevant documentation and supplements related to the foregoing Applicant Qualifications and Experience questions to this Application at Appendix 2. On such documentation or supplements, indicate conspicuously the question number to which such items correspond.

SECTION 3: PROJECT TEAM INFORMATION

25. Attorney for Applicant name and email:
26. General contractor name:
27. Primary project lender name:
28. Name of joint venturer or co-developer of Applicant/Developer, if any:

Attach relevant documentation and supplements related to the foregoing Project Team Information questions to this Application at Appendix 3. On such documentation or supplements, indicate conspicuously the question number to which such items correspond.

SECTION 4: PROJECT DESCRIPTION

29. A Briefly summarize the proposed START Project which is the subject of this Application.

29.B Append relevant documentation and supplements related to the foregoing Project Description question to this Application at Appendix 4, including a detailed narrative summary. If available, include preliminary elevations, renderings, and copies of project plans and other documents filed with the governmental authority responsible for development plan approvals.

SECTION 5: SITE INFORMATION

30. State:
31. County:
32. City:
33. City Council District:
34. School District:
35. Library District:
36. General Boundaries:
37. Address:
38. Total Acreage:
39. Total Square Feet:
40. Total Leasable Area:
41. Number of Floors:
42. Existing Surface Parking:
43. Existing Garage Parking:
44. Existing Land Use:
45. Proposed Land Use:

- | | | | |
|-----|---|-----|----|
| 46. | Existing Zoning: | | |
| 47. | Proposed Zoning: | | |
| 48. | If there are multiple parcels for the Project and any of the foregoing Questions 30 through 47 will differ among the parcels, please describe. For the entire Project, please provide (and separate by parcel, if the Project is undertaken in phases): | | |
| 49. | Parcel Tax Identification: | | |
| 50. | Current Assessed Value: | | |
| 51. | Current Taxable Land Value: | | |
| 52. | Current average cost of utility usage: | | |
| 53. | Anticipated average cost of utility usage: | | |
| 54. | Current Taxable Improvements Value: | | |
| 55. | Anticipated market value of the Project's real and personal property: | | |
| 56. | Has the property or any improvements on the property previously been owned by or been the subject of a tax savings program with a government agency? | Yes | No |
| 57. | Has a recent Phase 1 of the Property been completed? | Yes | No |
| | If Question 57 is answered yes: | | |
| 58. | Did the report indicate the presence of regulated contaminants? | Yes | No |
| 59. | If so, please describe: | | |
| 60. | Has the property been issued a "no further action" letter or similar environmental clearance? | Yes | No |
| 61. | Will the new or existing parking structures serve on-site demand and area or district demands for parking? | | |

Append relevant documentation and supplements related to the foregoing Site Information questions to this Application at Appendix 5. If site plans are available, please submit them with the Application. On such documentation or supplements, indicate conspicuously the question number to which such items correspond.

SECTION 6: SITE CONTROL

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| 62. | Is the Applicant/Developer the owner of the real property for which this START Application is submitted? If yes, what was the date of purchase? | Yes | No |
| 63. | If Question 62 is answered no, who is the owner, and does the Developer have a valid and enforceable option to purchase or other legal or possessory interest in the Property? | | |
| 64. | If the property is under a contract for purchase or option, what is the date of closing or expiration date: | Yes | No |
| 65. | If the property is leased, when does the lease expire and does it have any renewal periods? | | |
| 66. | What is the balance of any existing deeds of trust or lease rental rates not yet due and owing for the remaining term? | | |
| 67. | Is the property subject to any senior options, covenants, restrictions or other encumbrances that require consent of the holders thereof to consent to | Yes | No |

- the Project or could prevent the Project, as contemplated, from proceeding?
- | | | | |
|-----|--|-----|----|
| 68. | Are there any judgments or other liens against the property? If yes, please describe the amount and type, and status of payment or release. | Yes | No |
| 69. | Does the Applicant/Developer have a fee or leasehold title insurance commitment, policy or owner and encumbrance report ("O&E") on the property? | Yes | No |

Append relevant documentation and supplements related to the foregoing Site Description questions to this Application at [Appendix 6](#). If you responded yes (a) to Question 73, provide a copy (redacted) of the contract, option or legal interest, and/or (b) to Question 80, provide a copy of the title policy, commitment or O&E and any available documents referenced therein. On such documentation or supplements, indicate conspicuously the question number to which such items correspond.

SECTION 7: PROJECT BUDGET

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|-----|--|-----|----|
| 70. | What is the proposed Project budget? | | |
| 71. | Does the Applicant/Developer intend to pursue local, state or federal financial support for this Project (e.g., New Market or historic tax Credits). | Yes | No |
| 72. | What percentage of the budget is allocated to materials and labor? | | |
| 73. | What is the anticipated annual operating budget? | | |
| 74. | What amount of revenue will be required each year to operate the project and pay debt service on any borrowed funds (over a 15-year period)? | | |
| 75. | Provide a sources and uses of development costs (by each phase, if the Project contemplates multiple phases) (over a 15-year period) | | |
| 76. | What is the Project's estimated budget for purchases of materials, supplies, and services that will be subject to sales tax? | | |
| 77. | What is the Project's estimated budget for purchases of personal property that will be subject to sales tax? | | |
| 78. | Has the lender you identified in Section 3 provided evidence of a commitment to provide funds for the project, in the form of a written term sheet or executed a letter of intent? | Yes | No |
| 79. | Has your primary or senior lender previously providing funds for a project financed, in part, with private placement, conduit revenue bonds? | Yes | No |
| 80. | Has your primary or senior lender been advised that private placement, conduit revenue bonds will be issued by the KCATA on behalf of the Applicant/Developer, if the Project is approved? | Yes | No |
| 81. | Does Applicant/Developer's Project financing contemplate KCATA retaining ownership of the Project <i>after</i> repayment of the START Bonds? | Yes | No |

Append the Sources and Uses required by Question 75 and any other relevant documentation and supplements related to the foregoing Project Budget questions to this Application at [Appendix 7](#). If you responded yes (a) to Question 78, also provide a copy of the lender's term sheet or letter of intent. On such documentation or supplements, indicate conspicuously the question number to which such items correspond.

SECTION 8: PROJECT SCHEDULE

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| 82. | Will the Project be completed in a single phase? | Yes | No |
| 83. | If Question 82 is answered yes, what is the development schedule for the single phase?
If Question 82 is answered no: | | |
| 84. | How many phases are in the project, and what is the schedule for each phase? | | |
| 85. | Is any phase dependent upon the completion of another phase or some other condition precedent, condition subsequent or contingency? | Yes | No |
| 86. | If Question 85 is answered yes, please describe the nature of the condition or contingency. | | |

Append any relevant documentation and supplements related to the foregoing Project Budget questions to this Application at Appendix 8. On such documentation or supplements, indicate conspicuously the question number to which such items correspond.

SECTION 9: OPERATIONAL INFORMATION

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| 87. | Does the Project propose the relocation of an existing business by Applicant/Developer or controlling parent or affiliated entity?
If Question 87 is answered yes: | Yes | No |
| 88. | At what location is the business currently located? | | |
| 89. | Provide the number of employees working at the current location: | | |
| 90. | Provide the average salary of the primary work classification groups: | | |
| 91. | Provide the annual taxable sales at the current location, if applicable: | | |
| 92. | How many jobs will be retained upon the relocation? | | |
| 93. | How many jobs will be created upon the relocation? | | |
| 94. | How many new jobs will be temporary? | | |
| 95. | How many new jobs will be permanent?
If Question 87 is answered no: | | |
| 96. | Does the Project propose to expand the primary business of the Applicant/Developer at its existing location?
If Question 97 is answered yes: | Yes | No |
| 97. | How many new permanent jobs will be created at the existing location as a result of the expansion? | | |
| 98. | How many new temporary jobs will be created at the existing location as a result of the expansion? | | |
| 99. | Provide the anticipated average salary of the permanent employees at the expanded business: | | |
| 100. | Provide the actual or projected annual taxable sales at the new, expanded, or to-be relocated site, if applicable: | | |
| 101. | Regardless of whether the Project proposes an expansion, relocation or new development, is it anticipated that any portion of the business's existing or proposed workforce will utilize or rely upon public transportation? | Yes | No |
| 102. | If the Project is an expansion or relocation, approximately what percentage of the existing business's workforce currently uses some mode of public transportation to travel to and from the business? | | |
| 103. | If the Project is an expansion or relocation, approximately what percentage the business's workforce uses more than one mode of public transportation to travel to and from the business? | | |

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|--|-----|----|
| | Yes | No |
| 104. If the Project is an expansion or relocation, does the Applicant/Developer currently promote the use of public transportation by the existing business's workforce? | | |
| 105. If the Project is new development, describe how the Applicant/Developer intends to promote the use of public transportation by the business's new workforce? | | |
| 106. Are there existing transportation service routes or public transportation amenities (such as a park-and-ride or transit center) adjoining or within relative proximity of the subject location? | | |

Append relevant documentation and supplements related to the foregoing Operational questions to this Application at Appendix 9. On such documentation or supplements, indicate conspicuously the question number to which such items correspond.

SECTION 10: DISCLOSURES			
A.	Has the Applicant/Developer or any of their respective primary constituents been a debtor in bankruptcy?	Yes	No
B.	If Question 10A is answered yes, state the name of business or individual, caption of the proceeding, court and year in which it was filed and its disposition and/or status:		
C.	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
D.	If Question 10C is answered yes, state the name of business or individual, caption of the proceeding, court and year in which it was filed and its disposition and/or status:		
E.	Are there any civil, criminal or professional license action, mediation or arbitration threatened, now pending or adjudicated in the last 5 years against the Applicant/Developer or any of their respective primary constituents?	Yes	No
F.	If Question 10E is answered yes, please describe the circumstances underlying the action(s) and, if pending or adjudicated action, please provide the applicable case number information and court before which the action is being/was heard.		
G.	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 defaulted on any bond or mortgage commitment?	Yes	No
H.	If Question 10G is answered yes, state the name of business or individual, year and any relevant circumstances:		
I.	Is the Applicant delinquent on any federal, state or local taxes?	Yes	No

J.	If Question 10I is answered yes, identify the delinquency and any relevant circumstances:		
K.	Have either the Applicant/Developer or any of their respective primary constituents ever been served as a director or officer to RKCDC or KCATA?	Yes	No
L.	If Question 10K is answered yes, identify the entity or individual name, position, and the year(s) of such service.		
M.	Have either the Applicant/Developer or any of its primary constituents been involved in a transaction involving either or both RKCDC or KCATA?	Yes	No
N.	If Question 10M is answered yes, identify the entity or individual name, nature of the transaction and year(s) of such transaction.		
O.	Have either Applicant/Developer or any of its primary constituents been a contractor, vendor, or supplier to either or both RKCDC or KCATA?	Yes	No
P.	If Question 10O is answered yes, identify the name, nature and year(s) of such relationship.		
Q.	Have either the Applicant/Developer or any of their respective primary constituents been debarred or disqualified from contracting with KCATA or any other government entity?	Yes	No
R.	If Question 10Q is answered yes, please describe the circumstances of debarment.		
S.	Have either Applicant/Developer or any of their respective primary constituents ever failed to complete a real estate project for which a development contract with a government body was executed?	Yes	No
T.	If Question 10S is answered yes, please describe the circumstances of the project failure.		
U.	Have either Applicant/Developer or any of their respective primary constituents ever been in a legal dispute with either RKCDC or KCATA that was threatened, filed, dismissed, or adjudicated?		
V.	If Question 10U is answered yes, identify the approximate date, nature, and resolution of such dispute.		
W.	Have either Applicant/Developer or any of their respective primary constituents been sanctioned or required to pay liquidated damages for failure to comply with minority, women, workforce, disadvantaged business or other contractually required participation goals imposed by government contract?	Yes	No
X.	If Question 10W is answered yes, please describe the parties, circumstances, approximate date of such sanctions or damages, and the parties to the contract requiring such participation goals.		
Y.	Have either Applicant/Developer or any of their respective primary constituents paid late or failed to payments taxes, payments in lieu of taxes or special assessments required of any taxing authority or district?	Yes	No
Z.	If Question 10X is answered yes, please describe the circumstances and property site for which such tax obligation was required, and when the matter was resolved.		

Append relevant documentation and supplements related to the foregoing Disclosures questions to this Application at Appendix 10. On such documentation or supplements, indicate conspicuously the question number to which such items correspond.

CERTIFICATION OF APPLICANT

On behalf of Applicant, the undersigned certifies, based upon such person's actual knowledge and belief, that the foregoing information is true and correct in all material respects.

Applicant Name: _____

Signature: _____

Printed Name: _____

Title: _____

Date: _____

RETURN COMPLETED APPLICATION AND NON-REFUNDABLE APPLICATION FEE TO:

KCATA
Attention: START Leader
1200 East 18th Street
Kansas City, Missouri 64108

Application Fee Method of Payment:

Check or Money Order: KCATA Economic Development & Real Estate Department

Wire Transfer: Please contact the START Leader for wire transfer information