

APPLICATION FOR EXEMPTION

CITY OF BEL AIRE, KANSAS APPLICATION FOR IRB ISSUANCE OR PROPERTY TAX EXEMPTION OR BOTH FOR ECONOMIC DEVELOPMENT PURPOSES

Industrial Revenue Bond issuance, or abatement from Ad Valorem property taxation or both pursuant to K.S.A. 12-1740 *et seq.* or Article II, §13 of the Kansas Constitution is requested for all or any portion of facilities for agricultural, commercial, hospital, industrial, natural resources, recreational development and manufacturing purposes, with respect to issuance of industrial revenue bonds, or the appraised valuation of property used for the purpose of manufacturing articles of commerce, conducting research and development, or storing goods or commodities which are sold or traded in interstate commerce, with respect to other tax exemption-incentives, as described herein. This application is submitted in conformance with the applicable Statement of Policy and Procedures of the City and it is understood that the City may require in lieu of payments for property, which becomes tax-exempt. The attached sheets, if any, are submitted as a part of this application.

Part I. Applicant Identification

Name of Applicant firm: Bayside Development LLC

Contact Person (Name and Title): Michael Le / President

Address: 3819 N Toben St

Wichita Street or P.O. Box KS 67226
City State Zip

Telephone Number: 316 - 461-4407

Names and percent of ownership of all principal owners and officers of the Applicant

Firm: Michael Le

Part II. Property Identification

List only taxable property for which IRB issuance or tax exemption-incentives or both is requested.

 Land. Attach legal description of property and plat showing location of buildings, added improvements to buildings, or both.

X Building(s). Attach description.

- _____ Added improvements to buildings. Attach description and estimated cost.
- _____ Tangible personal property. Attach list of each item with identifying nomenclature and cost. Proof of purchase after August 5, 1986 must be provided for each item on list.

Part III. Business Information

Type of business organization: LLC
(i.e. corporation, subsidiary, partnership, sole proprietorship, etc.)

Date and place business organized or incorporated: Feb 2022 Wichita KS

Name and parent company, if applicable: _____

Type of business: Warehouse, Leasing

Line or lines of products manufactured or research and development conducted, or goods or commodities stored in buildings, for which IRB issuance or tax exemption or both is requested.

New Construction

Business is... (Please check one) ☒ New ☐ Existing

If NEW Business:

Date Operations will Commence: _____

If business is relocated to this City, give previous location(s): _____

If construction of a new building for a new business is involved, give anticipated date of completed construction: August 2023

If EXISTING Business:

Date expansion will be completed: _____

Purpose of expansion: _____

Does expansion involve?

- _____ Acquisition of existing building
- _____ Enlargement of existing building
- _____ Construction of new building

Describe how property identified above facilitates the expansion of such existing business:

Part IV. Employment Data

Existing Business: Describe how expansion has or will create new employment include wage for each new position:

Building New buildings to lease

New Business: Describe how many new jobs will be created in total as well as over the 10 year period. Identify average wage for each new job:

Part V - Financial Responsibility

Attach a description of the businesses' financial situation. This may include a financial statement, audit and other relevant information to assess the stability of the business. Indicate whether there is any pending or threatening litigation affecting the viability of the business.

Part VI. Certification of Applicant

I, Michael Le, hereby certify that the foregoing attached information is true and correct to the best of my knowledge.

Further, it is understood that additional information may be requested by the City to assist the Governing Body in its consideration of this matter.

Date 11/18/22

Signed

[Signature]

Name

President

Title

Part VII. Acknowledgment of Receipt

Receipt of \$1,500.00 fee is hereby acknowledged:

Date: _____

City Manager: _____

PROJECT APPLICATION (CITY OF BEL AIRE, KS)

Name of Corporation/Partnership Bayside Development

Date of Request _____

Address _____

Primary Contact Michael Le

Address 3819 N Toben St Wichita KS 67224

Phone 316-461-4407 Fax _____

E-mail michael@lapalm
product.com

A. APPLICANT INFORMATION

B. Name and addresses of all persons or corporations who would be obligated as either applicant or personal guarantors of subsidy:

Name: Michael Le

Address: 2509 N Bayside Wichita KS 67205

Name: _____

Address: _____

Name: _____

Address: _____

C. Name and addresses of the principal officers and directors of the applicant:

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

D. Applicant's Attorney

Name Harvey Sorensen

Phone Number 316-291-9774

E. Applicant's Financial Advisor

Name _____

Phone Number _____

F. Applicant's Accountant

Name _____

Phone Number _____

G. Requested Subsidy:

Category:	Source/Type/Description:	Requested Amount:
Tax Increment Financing		\$
Tax Abatement		\$
Industrial Revenue Bonds	11,000,000	\$ 11,000,000
Other – Land Write-Down		\$
Other – Special Assessments		\$
Other – Public Improvements		\$

TOTAL REQUEST \$ 11,000,000**H. Complete Project Sources and Uses:****Sources:**

Private Bank Loan	\$ 9,600,000
Private Equity	\$ 2,400,000
State/Local Loan/Grant Funds	\$
Tax Increment/Tax Abatement	\$
Other (specify _____)	\$

Total Sources: \$ 12,000,000**Uses:**

Land Acquisition	\$ 435,000
Building Construction/Reconstruction	\$ 10,500,000
Machinery/Equipment	\$
Site Improvements	\$ 500,000
Installation of Public Utilities	\$ 75,000
Parking Improvements	\$ 250,000
Legal/Financial Costs	\$ 35,000
Surveying/Platting/Permitting	\$ 40,000
Other (specify _____)	\$

Total Uses: \$ 11,835,000**I. Use of Subsidy:**

Amount requested for purchase of land:	\$ 435,000
Amount requested for building:	\$ 10,500,000
Amount requested for equipment:	\$
Amount requested for site improvements:	\$ 500,000
Amount requested for public utilities:	\$ 75,000
Working capital:	\$
Other (specify): <u>Engineering</u>	\$ 490,000

TOTAL REQUEST \$ 12,000,000

J. Project Details:

1. Include the following project details on a separate sheet:
 - breakdown of commercial square footage, i.e., office, retail, manufacturing, industrial, hospitality, entertainment, etc
 - cost per square footage of construction of each type of housing unit and each type of commercial use
 - commencement and completion for each project component, include site improvements and public infrastructure
 - dates for sale or lease of units, occupancy start, and full occupancy, etc
 - estimated appraised value of project when complete, separated by use
 - describe how the property will be subdivided by uses
 - estimated taxable sales per s.f. of retail, hospitality, etc.

2. Name and address of Contractor

Air Capital Construction

Name and address of Architect:

Tim LeBlanc P.E.

3. What type of equipment will be financed, if any? NA

K. Proposed Location/Timing of Construction:

1. Location of the project:

Bellaire

2. What percentage of the building will be occupied by the applicant? _____

3. Is the project properly zoned? _____

4. 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:

5. If unusual demands for water or sewer services or police or fire protection will be made, specify the demands:

L. Ownership and Management:

1. Describe the development company, ownership, affiliated/partner companies (identify membership entities):

2. What portion of the project is being financed from other affiliate or partner funds?

\$ _____

Please Explain _____

3. Will portions of the project be sold to other entities? If so, please explain

4. Describe all threatened or pending/outstanding litigation and legal claims or regulatory issues:

none

Disclosure items:

Has the applicant or any affiliated party defaulted on a real estate obligation?

no

Has the applicant or any affiliated party declared bankruptcy?

no

Has the applicant or any affiliated party had judgments recorded against them?

no

If the answer is yes to any of the above, please explain.

M. Job Creation Detail:

Type of Job

No. of this Type

Average Annual Wage

Professional

Technical

Clerical

General Labor

Other: (specify _____)

What is the total Annual Payroll? _____

N. Financial Capacity:

1. Provide copies of applicant's financial statements (balance sheets and income statements) for the past three years certified as correct by the owner or an authorized officer (or audited) and current (year to date)

2. Provide current (year to date) and three years historical financial statements (balance sheets and income statements) for the affiliated/partner entities, to demonstrate financial capacity

• 3. Provide last three years income tax returns for development principals, if applicable.

4. Audited financials are required, and if not available, provide an explanation.
- 5. Letter from the primary lender(s) stating the amount of conventional financing available for the project

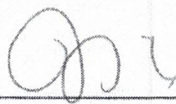
O. References and Relevant Experience:

1. Provide names and locations of recent comparable projects
2. Provide private, public, and non-profit sector references from comparable projects. Please include names of government contacts with which the developer worked, if applicable.
3. Include three relevant experiences.

I, Michael Le, hereby certify that the foregoing attached information is true and correct to the best of my knowledge.

Further, it is understood that additional information may be requested by the City to assist the Governing Body in its consideration of this matter. A non-refundable application fee of \$1,500.00 will be paid upon submission of application.

Date 11/18/22

Signed 
Name

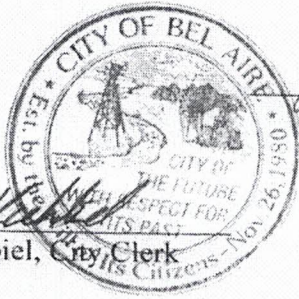
President
Title

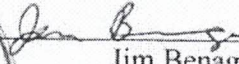
Receipt is hereby acknowledged:

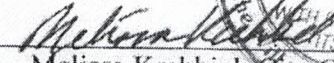
Date: _____

City Manager: _____

Adopted this 7th day of June, 2022 by the Bel Aire City Council.




Jim Benage, Mayor


Melissa Krehbiel, City Clerk

(Signature page to IRB Policy, revised 6/07/2022)

CEDBR-FISCAL IMPACT MODEL FIRM DATA SHEET

Center for Economic Development and Business Research
Wichita State University
1845 Fairmount St.
Wichita, Kansas 67260-0121
(316) 978-5036

COMPANY INFORMATION

Company name or project name	Bayside Development LLC
Contact name	Michael Le
Contact telephone number	316-461-4407
Contact e-mail address	michael@lapalmproduct.com
Company NAICS Code - Please select a NAICS code from the list provided. Model parameters are set based on the NAICS selected.	
Year of application	2022

SITE LOCATION - If incentives are being requested for more than one physical location, and these locations are in different taxing jurisdictions, then a separate firm data sheet must be filled out for each location. If the property is located in a special taxing district or industrial zone, please contact CEDBR.

City	Bel Aire
County	Sedgwick
School District	USD 375

REAL PROPERTY CONSTRUCTION AND IMPROVEMENTS - If construction is expected to significantly exceed 12-months allocate expenditures to multiple expansions.

Expansion #1	
Year of expansion	2022
Market value of firm's initial NEW OR ADDITIONAL investment in:	
Land	435,000
Building and improvements	
Furniture, fixtures and equipment (including machinery)	
Initial construction or expansion:	
Cost of construction at the firm's new or expanded facility	10,500,000
Amount of taxable construction materials purchased in:	
City	
County (should include city amount)	
State (should include city and county amounts)	
Amount of taxable furniture, fixtures and equipment purchased in:	0
City	
County (should include city amount)	
State (should include city and county amounts)	
Total construction salaries	
Expansion #2 (if applicable)	
Year of expansion	
Market value of firm's initial NEW OR ADDITIONAL investment in:	
Land	
Building and improvements	
Furniture, fixtures and equipment (including machinery)	
Initial construction or expansion:	
Cost of construction at the firm's new or expanded facility	
Amount of taxable construction materials purchased in:	
City	
County (should include city amount)	
State (should include city and county amounts)	
Amount of taxable furniture, fixtures and equipment purchased in:	

City	
County (should include city amount)	
State (should include city and county amounts)	
Total construction salaries	
Expansion #3 (if applicable)	
Year of expansion	
Market value of firm's initial NEW OR ADDITIONAL investment in:	
Land	
Building and improvements	
Furniture, fixtures and equipment (including machinery)	
Initial construction or expansion:	
Cost of construction at the firm's new or expanded facility	
Amount of taxable construction materials purchased in:	
City	
County (should include city amount)	
State (should include city and county amounts)	
Amount of taxable furniture, fixtures and equipment purchased in:	
City	
County (should include city amount)	
State (should include city and county amounts)	
Total construction salaries	

OPERATIONS		
First Year of Full Operations As a Result of This Project		
New or additional sales of the firm related to this project		
Year 1	875,000	
Year 2	875,000	
Year 3	875,000	
Year 4	875,000	
Year 5	900,000	
Year 6	900,000	
Year 7	925,000	
Year 8	925,000	
Year 9	950,000	
Year 10	950,000	
Percent of these sales subject to sales taxes in the:		
City		0.0%
County		0.0%
State		0.0%
Annual net taxable income, as a percent of sales, on which state corporate income taxes will be computed:		
0.0%		
New or additional purchases of the firm related to this project		
Year 1		
Year 2		
Year 3		
Year 4		
Year 5		
Year 6		
Year 7		
Year 8		
Year 9		
Year 10		

Percent of these purchases subject to sales/compensating use taxes in the:	
City	
County	
State	

EMPLOYMENT

<i>Number of NEW employees to be hired each year as a result of this project</i>		
Year 1	20	
Year 2	25	
Year 3	30	0
Year 4	35	0
Year 5	40	0
Year 6	45	0
Year 7	50	0
Year 8	55	0
Year 9	60	0
Year 10	65	0
0		
<i>Number of these employees moving to county each year FROM OUT-OF-STATE</i>		
Year 1		0
Year 2		0
Year 3		0
Year 4		0
Year 5		0
Year 6		0
Year 7		0
Year 8		0
Year 9		0
Year 10		0
<i>Number of these employees moving to county each year FROM OTHER KANSAS COUNTIES</i>		
Year 1		0
Year 2		0
Year 3		0
Year 4		0
Year 5		0
Year 6		0
Year 7		0
Year 8		0
Year 9		0
Year 10		0
<i>Weighted average annual salary of all NEW employees, including all employees hired to date, related to this project</i>		
Year 1	\$40,000 / 20 employees	
Year 2		
Year 3		
Year 4		
Year 5		
Year 6		

Year 7	
Year 8	
Year 9	
Year 10	

VISITORS - Include customers, vendors and company employees from other locations in the count of visitors

Number of ADDITIONAL out-of-county visitors expected at the firm as a result of this project

Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	

Number of days that a typical visitor will stay in the area

Number of nights that a typical visitor will stay in a local hotel or motel

Percentage of visitors traveling on business

Percentage of visitors traveling for leisure

Percentage of visitor's expenditures spent in the same city as firm's location

Percentage of visitor's expenditures spent in the same county as firm's location

Percentage of visitor's expenditures spent in Kansas

PAYMENT BY THE COMPANY TO TAXING JURISDICTIONS - Such as payments in lieu of taxes

Firm payments to the City

Year 1	\$0
Year 2	\$0
Year 3	\$0
Year 4	\$0
Year 5	\$0
Year 6	\$0
Year 7	\$0
Year 8	\$0
Year 9	\$0
Year 10	\$0

Firm payments to the County

Year 1	\$0
Year 2	\$0
Year 3	\$0
Year 4	\$0
Year 5	\$0
Year 6	\$0
Year 7	\$0
Year 8	\$0
Year 9	\$0
Year 10	\$0

Firm payments to the State of Kansas

Year 1	\$0
Year 2	\$0
Year 3	\$0
Year 4	\$0
Year 5	\$0
Year 6	\$0

Year 7	\$0
Year 8	\$0
Year 9	\$0
Year 10	\$0
Firm payments to the School District	
Year 1	\$0
Year 2	\$0
Year 3	\$0
Year 4	\$0
Year 5	\$0
Year 6	\$0
Year 7	\$0
Year 8	\$0
Year 9	\$0
Year 10	\$0