

CBKC CDC, L.L.C.

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Central Bank of Kansas City New Markets Tax Credit Program Transaction Intake Form & Community Impact Questionnaire

Central Bank of Kansas City (CBKC) through its subsidiary CBKC CDC, L.L.C, utilizes its New Market Transaction to provide flexible capital to low-income communities throughout Missouri, Kansas and bordering areas of Illinois. CBKC will utilize its NMTC allocation to target projects in highly-distressed urban communities throughout Missouri, Kansas and Illinois that are in direct alignment with the community needs, create quality jobs, provide healthy food options to underserved markets, and critical services to low-income communities and their residents with its equity and equity-equivalent products.

Note: *This questionnaire relates only to the eligibility and community impact of a proposed transaction for the NMTC Program. This questionnaire is not an application for credit.*

Part I: Project Description, Census Tract & Targeted Distressed Community Qualification

Project Name:

Project Street Address and ZIP code:

Contact for Follow Up Information:

Name:

Phone:

E-mail:

Date Intake Completed:

Project Sponsor:

CBKC and CBKC CDC, L.L.C., are equal opportunity providers

Borrowing Entity:

Dollar Amount of Allocation Requested:

Project Readiness (Anticipated Closing Date):

Project Size (Monetary):

Project Description:

Please provide a description of the project in the space below. You may attach additional information as necessary. If applicable, please describe the use of the real estate (office, retail, industrial, housing, community facility and the projected tenant mix).

Please complete the below information to the extent known, a CBKC Representative can assist if needed.

Census Tract Number: _____

Verified NMTC qualified location: Yes No (To qualify, the census tract must meet one of the following criteria):

- Poverty rate greater than 20%
- Median income less than 80% of area median income

In addition to being in a qualified census tract, is the project in a “Targeted Distressed Community” based on one or more of the criteria listed below? Please check all that apply. (Please provide documentation with form submission.)

Need at least 1 of the following:

- Poverty rate greater than 30%
- Median income less than 60% of area median income
- Unemployment rate is at least 1.5x the national average
- Non-metropolitan census tracts
- Project is owned by, employs or serves Targeted Populations

OR Need at least 2 of the following:

- Poverty Rate > 25% **OR** Median income < 70% **OR** Unemployment > 1.25x national average
- Federal Empowerment Zone/ Enterprise Community/ Renewal Community
- SBA designated HUB Zone (Project must qualify and receive certification from SBA)
- Brownfields Redevelopment Area
- Areas encompassed by a HOPE VI redevelopment plan
- Federally designated Native American/Alaskan Native/Hawaiian Homelands areas, or redevelopment areas by the appropriate Tribal or other authority
- Federally designated medically underserved areas (to the extent project will support health related services)
- State/Local Enterprise Zone programs or other similar state/local programs targeted toward particularly economically distressed communities
- Counties for which FEMA has issued a "major disaster declaration" and made determination that such county is eligible for both "individual and public assistance"; provided that the initial investment will be made within 24 months of the disaster declaration
- Qualifies for Trade Adjustment Assistance (Business certified by the Department of Commerce)
- Food Desert (QLICI activities must support increased access to healthy foods)

Part II: Borrowing Entity/QALICB Qualification

1. Are any of the following businesses conducted by the borrower or at the subject real estate: massage parlor; hot tub facility; suntan facility; country club; racetrack or other facility used for gambling; store whose principal purpose is the sale of alcoholic beverages for consumption off premises; development or holding of intangibles for sale; pay day lenders; private or commercial golf course? No Yes (If yes, specify: _____)
2. Do any of the revenues of the borrowing entity come from the rental of residential property (apartments or live/work units)? No Yes (If yes, CBKC cannot provide NMTC allocation based on its allocation agreement).
3. What entity type is the borrowing entity (corporation/LLC/partnership)? _____
4. Is the borrowing entity a Special Purpose Entity comprising of only the subject real estate, as distinct from an operating business? No Yes

5. Does the borrowing entity have multiple locations? _____ No _____ Yes

- If yes, number of locations other than the subject: _____
- Specify all locations: _____

6. Does or will the borrowing entity have employees? _____ No _____ Yes

- If yes, number: _____
- Where do the employees work?
_____100% at subject location _____ Other (Specify locations: _____)

Note: At least 50% of the services performed by employees must be performed in a Low Income Community.

7. Do 100% of the entity's revenues come from activities performed at the subject location?
(This will be documented from tax returns, pro-formas or other sources prior to closing.)

Yes No

Note: At least 50% of the borrower's revenue must be earned at the subject location.

8. Does the borrowing entity own or lease tangible property such as inventory, equipment, vehicles?

Yes No

- If yes, where is the property located?
_____100% at subject site _____ Other (specify locations)

Does the borrowing entity have collectibles not held for sale in the ordinary course of business (e.g., antiques or artwork) or nonqualified financial property¹? _____ No _____ Yes

- If yes, please specify: _____

¹ Nonqualified financial property means debt, stock, partnership interests, options, futures contracts, forward contracts, warrants, notional principal contracts, annuities, and other similar property specified in regulations; except that such term shall NOT include: (1) reasonable amounts of working capital held in cash, cash equivalents, or debt instruments with a term of 18 months or less, or (2) debt instruments described in IRC section 1221(a)(4).

Part III: Financial Structure

Please provide (attach) the following if available:

- Detailed sources and uses, include construction budget if applicable;
- Financial statements (audited, if applicable) for the past 3 fiscal periods and a current interim financial statement for the operating company;
- Detailed annual ten year pro forma; and
- Term sheets, commitment letters, grant agreements, and/or documents evidencing source of funds.

1. What other sources of financing (non-NMTC, including dollar amounts) are part of the capital structure of the project?

Narrative:

Please provide the type (see options below), amount, source and status (see options below) of the other project financing.

Type	Amount	Source	Status

Type: Bank Debt, Government Debt, Other Debt, Grants, Owner Equity, Historic Tax or other Tax Credit Equity

Credit / Equity – Other

Status: Disbursed / Commitment Letters / Term Sheet / Committee or Board Approvals / Public Approval Processes / Application Pending /

Estimate / Other

2. How is the NMTC subsidy essential to the project's success?

Narrative:

3. What value will the tax credits bring to the project? (Include specifics for increased community impacts, project enhancements or improved credit underwriting.)

Narrative:

Part IV: Community Impact Questionnaire

Community Impact

Describe and specifically quantify the positive community impact based on the NMTC Program's objectives: job creation or retention; increased wages or wealth creation for residents of low-income communities; assisting businesses owned by low-income persons or providing goods or services to residents of low-income communities; assisting minority or women-owned businesses or businesses that provide childcare, health care, educational or other benefits. Address the following questions and provide any supplemental information that would be helpful in evaluating the community impact.

1. Job Creation/Retention

	Full Time			Part Time		
	Total	Local Residents	Low-Moderate Income ²	Total	Local Residents	Low-Moderate Income ²
# of Permanent Jobs Likely to be Created by this Project (Direct)						
# of Permanent Jobs Likely to be Retained Due to this Project (Direct)						
# of Indirect Jobs Likely to be Created by this Project						
# of Indirect Jobs Likely to be Retained Due to this Project						
# of Construction Jobs Likely to be Created by this Project						

² Low income defined as not more than 80% of area median income, moderate income defined as not more than 120% of area median income.

Estimated Average Wage in the Area (for similar jobs):

Estimated Average Wage of Jobs Created/Retained by this Project:

Estimated Annual Total Wages, Salaries and Benefits:

2. Is the project creating new jobs that can be filled by residents of the project’s specific or neighboring low-income community as distinct from importing workers from other communities? If so, what are the nature of these jobs?

Narrative:

- a. Please describe how the project will create opportunities and target job creation for Low-Income Persons or residents of the surrounding Low-Income Community.

Narrative:

- b. Please describe the project's strategy for creating training and advancement programs for employees and more specifically Low-Income Persons or residents of the surrounding Low-Income Community.

Narrative:

3. Will the project provide jobs that include any of the following benefits? *(Please provide specific information and examples.)*

Offer health benefits:

Offer a retirement plan:

Offer profit sharing/stock ownership:

Offer advanced educational, skills and/or technical training:

Provide opportunities for further career advancement:

Other (please describe):

4. Will the project provide vital commercial goods and services to residents of the low-income community (grocery store where one does not exist, access to retail, restaurants, or pharmacies, etc.)?

Narrative:

Specific commercial goods and services provided:

5. Will the project provide vital community services to residents of the low-income community (social, educational, health care, or cultural, etc.)? Yes No

Narrative:

Specific community services provided:

Capacity of community facilities (daycare slots, patients served, etc):

6. Does the project provide space for locally owned, minority or women-owned businesses or non-profit tenants? Is there an explicit set-aside for such tenants? Please provide details where tenant businesses, specifically locally owned, minority or women-owned businesses or non-profit organizations will receive rent reductions or be able to purchase the property.

Narrative:

7. Does the project create environmentally sustainable outcomes through green building concepts, location near mass transit, use of innovative technology, adaptive reuse of existing building or materials, etc.? Will the building be LEED certified, or does the project qualify or meet other environmental certification/standards?

Narrative:

8. Describe the Project Sponsor's experience in revitalization projects beyond the subject project? Do they have a track record of being a first mover in revitalizing communities? Are they likely to do other revitalization deals? Do they put their own capital or developer profit at risk?

Narrative:

9. Is this project part of a larger, comprehensive revitalization plan sponsored by local government planners and/or local economic development groups? If yes, please provide a copy of any written redevelopment plan or other related materials.

- a. If so, is this one of the first projects in that plan (catalytic) as distinct from a project identified due to the success of other trailblazing projects in the neighborhood?

Narrative:

Yes No

- b. Does the project have explicit government subsidies as a part of its capital or operating plan (i.e. grants or tax abatements) that demonstrate the commitment of the governmental unit?

Narrative:

- c. Will the project result in greater demand for local goods and services, resulting in indirect job creation for residents of the low-income community? If so, describe the impact.

Narrative:

- d. Is the project working with the local redevelopment agency, community organizations or similar community redevelopment organization?

Yes No

If yes, please provide contact information for local economic redevelopment agency/agencies:

Agency:

Contact Name:

Address:

Phone:

E-mail:

10. Would you be willing to enter into a "Community Covenant" in your loan documents evidencing your commitment to abide by the community impact objectives you agree to as part of an NMTC Transaction?

_____ Yes _____ No

V: Applicant Declarations

1. Attach a detailed explanation for any "Yes" answers.

a. Has the applicant, its ownership parties, principal(s) or any related party to the applicant ever been convicted of any criminal offense other than minor motor vehicle violations?

_____ Yes _____ No

b. Do any unsatisfied judgments exist against the applicant, any ownership parties, principal(s) or any related party to the applicant?

_____ Yes _____ No

c. Has the applicant its ownership parties, principal(s) or any related party to the applicant ever been involved in any litigation including real estate foreclosure or bankruptcy within the past 7 years?

_____ Yes _____ No

d. Is the applicant, ownership parties, principal(s) or any related party delinquent on any of the following taxes: Federal Income, State Income, FICA, Unemployment, Real Estate, Personal Property, Sales and Withholdings? (If yes, please indicate which.)

_____ Yes _____ No

I/We hereby certify that all of the information in this application, and any other material provided in connection herewith, is true, accurate correct and complete and that if there are any changes in the accuracy or completeness of the information presented herein, such new information will be immediately disclosed in writing. I/ We understand that the project described in this application may not receive an allocation of New Markets Tax Credits. I/We will not rely and have not relied in any fashion on the receipt of or anticipation of the receipt of an allocation of tax credits as a result of this application. I/We hereby release and discharge CBKC-CDE and Central Bank of Kansas City together with their subsidiaries, affiliates, employees, agents, consultants, directors and other related parties, from any and all rights and obligations, duties, claims, debts, actions causes of action or liabilities arising out of, or relating to, the seeking or receipt of a New Market Tax Credit allocation and related documents.

Signature Line: _____ Date: _____

Typed Name: _____

(Project Sponsor/Developer or Representative thereof)