

# 1013 E Truman / AJ Truman Property, LLC - AJ Truman Property, LLC

Andre Smith

## Applicant Information

**Applicant / Primary Contact Information**

<b>Applicant Type</b>	<b>Name</b>
Developer	Andre Smith

**Business Profile**

<b>Business Name</b>	<b>Phone</b>
AJ Truman Property, LLC	9136773008
<b>Email</b>	<b>Physical Address</b>
andre@wattsuplighting.com	1013 East Truman Road, Kansas City, MO 64111
<b>Mailing Address</b>	<b>Years In Business</b>
9320 Johnson Drive, Merriam, KS 66203	1

**Relationship To City**

**Intention**

Existing Business / Expanding To Additional Location

## Parties

**Applicant Information**

<b>Business Name</b>	<b>Business EIN</b>
AJ Truman Property, LLC	394928507

**Contact Name**

Andre Smith

**Address**

9320 Johnson Drive Merriam, KS 66203

**Phone Number**

9136773008

### Property Owner

**Business Name**

AJ Truman Property, LLC

**Business EIN**

394928507

**Contact Name**

Andre Smith

**Address**

9320 Johnson Drive Merriam, KS 66203

**Phone Number**

9136773008

### Attorney for Applicant

**Business Name**

Van Osdol, PC

**Business EIN**

431565398

**Contact Name**

Kent Coxe

**Address**

2600 Grand Boulevard Suite 630 Kansas City, MO  
64108

**Phone Number**

8164210644

### Party Description

Owner-led project to renovate and activate the building, with sewer repairs completed and broader improvements planned upon approval. Efforts will align with Truman Road streetscape and tree initiatives.

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

To be determined

## Property Information

### Proposed Changes

**Estimated Future Assessed Value**

\$0.00

**General Boundaries::**

Southside of Truman Road at the intersection of Truman Road and Troost Avenue. A block east of 71 HWY on Truman Road.

**County::**

Jackson

**Council District::**

3rd

**Total Acreage::**

0.61

**Is the project located in any incentive areas? :**

The property at 1013 E. Truman Road is located within the East Kansas City Urban Renewal Area and is also within a “continuously distressed” census tract.

**What is the current zoning of the project area?:**

B4-5

**What is the proposed zoning for the project area?:**

B4-5

**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::**

No Information Entered

**Land Use Plan::**

Greater Downtown Area Plan (Crossroads District)

**Need for Modification::**

The proposed improvements are consistent with existing B4-5 zoning and do not require any modifications.

**Is the use of Eminent Domain anticipated?:**

No

**Control of Property:**

Own

**Date of Purchase::**

11/10/2025

**Sale Price::**

\$400,000

<b>Legal Name of Owner::</b> No Information Entered	<b>Owner's Address::</b> No Information Entered
<b>Owner of land upon completion of Project: :</b> No Information Entered	<b>Sales Price::</b> No Information Entered
<b>Date purchase/option contract signed::</b> No Information Entered	<b>Closing/expiration date::</b> No Information Entered

## Parcels

<b>1021 E Truman Rd</b>	
<b>Parcel ID</b> JA29240261200000000	<b>Address</b> 1021 E Truman Rd
<b>Current Key Details</b> Last Assessment:2023 - \$29,600.00	

<b>Estimated Timeline</b>	
July 1, 2026	
<b>Estimated Construction Start Date</b> Estimated Construction Start Date	<b>Responsible Party</b> Applicant
March 1, 2027	
<b>Estimated Construction End Date</b> Estimated Construction End Date	<b>Responsible Party</b> Applicant
January 1, 2028	
<b>Abatement Start Date</b> Abatement Start Date	<b>Responsible Party</b> Applicant

<b>Number of RETAINED Jobs:</b>	<b>RETAINED Jobs Average Salary:</b>
0	0
<b>Number of NEW Jobs::</b>	<b>NEW Jobs Average Salary:</b>
3	\$50,000
<b>Number of RELOCATED Jobs:</b>	<b>RELOCATED Jobs Average Salary:</b>
0	0
<b>Number of CONSTRUCTION Jobs:</b>	<b>CONSTRUCTION Jobs Average Salary:</b>
8	\$60,000
<b>Projected Personal Property Investment:</b>	
\$10,000	

## Financing Details

<b>Fund Request</b>	
Fund Request	Pay As You Go
Eligible Costs Total	\$0.00
Total Estimated Project Cost	\$215,000.00
Total Funding Amount Requested	Not Specified
Up Front Funding Amount Requested	Not Specified
<b>Pay Go Funding Amount Requested</b>	<b>Not Specified</b>

<b>Federal Incentives</b>	
Federal Loan, Grant, Tax Abatement, etc.	
<b>Sub Total</b>	

**Additional Notes / Comments**

### State Incentives

State Loan, Grant, Tax Abatement, etc.

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**Sub Total**

### Additional Notes / Comments

### Other Funding Source

All Other Sources of Funds

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**Sub Total**

### Additional Notes / Comments

### Debt

Debt

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**Sub Total**

### Additional Notes / Comments

### Equity

Equity \$215,000.00

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**Sub Total** **\$215,000.00**

## Additional Notes / Comments

**List Names of All Other Incentives::**

None




**State the need for an incentive from Kansas City::**






The project requires significant capital investment to address deferred maintenance, including roof replacement, structural repairs, and building system upgrades. Without incentive support, the cost of improvements relative to current property value creates a financial gap that limits the feasibility of reinvestment. The abatement will help offset these costs and enable the activation of an underutilized property, supporting small business occupancy and contributing to continued reinvestment along the Truman Road corridor.

**Please provide commitment letters for any sources received listing terms and conditions.:**

No Information Entered

## Documentation Collection

Documentation Collected From Applicant	
1	
File Name	Uploaded Date
 Budget_1013 E Truman.xlsx	4/22/2026
2	
File Name	Uploaded Date
 10 Year Pro Forma_1013 E Truman.xlsx	4/22/2026
3	
File Name	Uploaded Date
 Development Schedule_1013 E Truman.xlsx	4/22/2026

4		
<b>File Name</b>		<b>Uploaded Date</b>
 Site Plan_1013 E Truman.pptx		4/22/2026
5		
<b>File Name</b>		<b>Uploaded Date</b>
 Map_1013 E Truman.docx		4/22/2026
6		
<b>File Name</b>		<b>Uploaded Date</b>
 031626_Infrastructure_Agenda.pdf		4/22/2026
7		
<b>File Name</b>		<b>Uploaded Date</b>
 Letter of Support from Crossroads CID.pdf		4/22/2026
8		
<b>File Name</b>		<b>Uploaded Date</b>
 Summary With Signature.pdf		4/22/2026

## Declarations

**Conflict of Interest Disclosures:**

Is any owner of the business, land, and/or building, any tenant, or any of the project developers an elected official or appointed official or related to an elected official or appointed official, or routinely contracts to provide goods or services to the governing body? (LCRA)

**Applicant Answer:** No

**Declarations:**

FEES WILL BE CALCULATED AND COLLECTED AT A FUTURE DATE

**Applicant Answer:** Yes

The undersigned hereby represents and certifies that to the best of their knowledge and belief this project application contains no information or data that is false, incorrect or misleading.

**Applicant Answer:** Yes

Applicant acknowledges that the project is subject to Kansas City Municipal Code requirements. Applicant has reviewed the City Code and agrees to fully comply with all applicable City Code provisions including but not limited to: Minority and Women's Business Enterprises participation, Code Chapter 3, Article IV, Division 2; Construction Workforce requirements, Code Chapter 3, Article IV, Division 3; Affirmative Action, Code Chapter 3, Article IV, Division 1; Prevailing Wage, Code Chapter 3, Article IV, Division 5; Affordable Housing Set Aside, Code Section 74-11; and Incentivized Project Construction Timeline, Code Section 74-12.

**Applicant Answer:** Yes