

Mid-Century Towers II - MCT2, LP James Baker

Applicant Information

Applicant / Primary Contact Information

Applicant Type	Name
Developer	James Baker

Business Profile

Business Name	Phone
MCT2, LP	8162469220
Email	Physical Address
james.baker@fulsonhousing.com	220 NW Executive Way, Lee's Summit, MO 64063
Mailing Address	Years In Business
220 NW Executive Way, Lee's Summit, MO 64063	0

Relationship To City

Intention
Unknown

Parties

Applicant Information

Business Name	Business EIN
MCT2, LP	414532963
Contact Name	Address

James Baker

220 NW Executive Way Lee's Summit, MO 64063

Phone Number

8162499220

Property Owner

Business Name

Mid-City Towers II, Inc.

Business EIN

431167291

Contact Name

Neressa Orr

Address

3136 Flora Avenue Kansas City, MO 64109

Phone Number

8164429579

Attorney for Applicant

Business Name

Applegate & Thorne-Tomsen

Business EIN

No Information Entered

Contact Name

Benjamin Meyer

Address

425 S. Financial Place Suite 1900 Chicago, IL 60605

Phone Number

3124912206

Attorney for Applicant

Business Name

Clayborn & Associates

Business EIN

Contact Name

Deke Clayborn

Address

,

Phone Number

8167853470

Party Description

MCT2, LP is the tax credit limited partnership that includes the current owner Mid-City Towers II, Inc. and MCT2 Fulson GP, LLC, related to Fulson Housing Group.

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

Key people: Matthew Fulson, Neressa Orr, James Baker, Lea Akert, Toby Keeton, and Jarrett Cooper. Main experience: Missouri Housing Partners says it has 20+ years of tax credit experience and 3,000 affordable units across Missouri, Kansas, and Oklahoma; MHP Construction has completed 16+ MHDC projects. Supporting track record: The filings list many completed or ongoing affordable housing projects, including Hickory Townhomes, Saddlewood, Samantha Heights, Wesley Senior Towers, Alexandra Pointe, Eagle Ridge, The Shepard Apartments, Brookdale East, and Sycamore Groves. Project relevance: The team has experience with LIHTC, HUD, HOME, bond, rehabilitation, and new construction work, which matches this development's scope.

Property Information

Proposed Changes

Estimated Future Assessed Value

\$0.00

General Boundaries::

Paseo on West, Flora on East, 31st to the north, and E Linwood to the south.

County::

Jackson

Council District::

3rd

Total Acreage::

1.183

Is the project located in any incentive areas? :

East Kansas City URA, Heart of the City TIF, Shared Success Fund, CCED

What is the current zoning of the project area?:

R-0.5

What is the proposed zoning for the project area?:

R-0.5

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::

None is required.

Land Use Plan::

Residential High Density

Need for Modification::

None

Is the use of Eminent Domain anticipated?:

No

Control of Property:

Contract/option to purchase the project site

Date of Purchase::

No Information Entered

Sale Price::

No Information Entered

Legal Name of Owner::

No Information Entered

Owner's Address::

No Information Entered

Owner of land upon completion of Project: :

No Information Entered

Sales Price::

2,600,000

Date purchase/option contract signed::

9/10/2025

Closing/expiration date::

12/31/2026

Parcels

3125 Paseo

Parcel ID

JA29730040500000000

Address

3125 Paseo

Current Key Details

Last Assessment:2023 - \$0.00

3112 Flora Ave

Parcel ID

JA29730041100000000

Address

3112 Flora Ave

Current Key Details

Last Assessment:2023 - \$0.00

3121 Paseo

Parcel ID

JA29730040400000000

Address

3121 Paseo

Current Key Details

Last Assessment:2023 - \$0.00

Parcel JA29730042000000000

Parcel ID

JA29730042000000000

Address

Parcel JA29730042000000000

Current Key Details

Last Assessment:2023 - \$1,344.00

3117 Paseo

Parcel ID

JA29730041600000000

Address

3117 Paseo

Current Key Details

Last Assessment:2023 - \$0.00

3136 Flora Ave

Parcel ID

JA29730041400000000

Address

3136 Flora Ave

Current Key Details

Last Assessment:2023 - \$548,188.00

Estimated Timeline

August 31, 2026

Estimated Construction Start Date

Estimated Construction Start Date

Responsible Party

Applicant

August 31, 2026

Abatement Start Date

Abatement Start Date

Responsible Party

Applicant

May 28, 2028

Estimated Construction End Date

Estimated Construction End Date

Responsible Party

Applicant

Number of RETAINED Jobs:

2

RETAINED Jobs Average Salary:

50000

Number of NEW Jobs::

0

NEW Jobs Average Salary:

0

Number of RELOCATED Jobs:

0

RELOCATED Jobs Average Salary:

0

Number of CONSTRUCTION Jobs:

50

CONSTRUCTION Jobs Average Salary:

750000

Projected Personal Property Investment:

50000

Financing Details

Fund Request

Fund Request	Layered Incentives
Eligible Costs Total	\$0.00
Total Estimated Project Cost	\$18,561,224.00
Total Funding Amount Requested	Not Specified
Up Front Funding Amount Requested	Not Specified
Pay Go Funding Amount Requested	Not Specified

Federal Incentives

Federal Loan, Grant, Tax Abatement, etc.

Sub Total

Additional Notes / Comments

Other sources include: limited partner equity, income from operations during construction, Housing Trust Fund Loan, Existing Reserves, and Developer fee. The Equity includes are the anticipated proceeds from the sale of federal and state low income housing tax credits. We have a \$2,500,000 permanent loan.

State Incentives

State Loan, Grant, Tax Abatement, etc.

Sub Total

Additional Notes / Comments

Other sources include: limited partner equity, income from operations during construction, Housing Trust Fund Loan, Existing Reserves, and Developer fee. The Equity includes are the anticipated proceeds from the sale of federal and state low income housing tax credits. We have a \$2,500,000 permanent loan.

Other Funding Source	
All Other Sources of Funds	\$1,810,239.00
Sub Total	\$1,810,239.00

Additional Notes / Comments

Other sources include: limited partner equity, income from operations during construction, Housing Trust Fund Loan, Existing Reserves, and Developer fee. The Equity includes are the anticipated proceeds from the sale of federal and state low income housing tax credits. We have a \$2,500,000 permanent loan.

Debt	
Debt	\$2,500,000.00
Sub Total	\$2,500,000.00

Additional Notes / Comments

Other sources include: limited partner equity, income from operations during construction, Housing Trust Fund Loan, Existing Reserves, and Developer fee. The Equity includes are the anticipated proceeds from the sale of federal and state low income housing tax credits. We have a \$2,500,000 permanent loan.

Equity	
Equity	\$14,250,984.00

Sub Total

\$14,250,984.00

Additional Notes / Comments

Other sources include: limited partner equity, income from operations during construction, Housing Trust Fund Loan, Existing Reserves, and Developer fee. The Equity includes are the anticipated proceeds from the sale of federal and state low income housing tax credits. We have a \$2,500,000 permanent loan.

List Names of All Other Incentives::

We are requesting a sale-leaseback with the LCRA for a 25 year tax abatement and a sales tax exemption on construction materials.

State the need for an incentive from Kansas City::

The property has been exempt from property taxes since its construction in 1981 due to its non-profit ownership. The new entity will be renovating and expanding the project. LIHTC and HUD projects do not provide a lot of cash flow due to the restricted rents, additional management requirements such as audits, compliance, etc, and need to repay the developer fee. This leaves little room in the cash flow to pay property taxes at the anticipated assessed value. The project is in a continuously distressed census tract and providing affordable housing to Kansas City residents. There will be a LURA assigned to the property.

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

Mid-City Towers II Funding Commitments.pdf

Documentation Collection

Documentation Collected From Applicant

1

File Name

Uploaded Date


 Summary With Signature.pdf

5/12/2026

2

File Name

Uploaded Date

 26-048 Mid-City Towers II CONDITIONAL FIN-100-
UPDATED.xls

5/12/2026

3


File Name**Uploaded Date**

 Attachment A - MID CITY SITE LAYOUT PLAN_V2-
DRAFT.pdf

5/12/2026

4

File Name**Uploaded Date**

 Mid-City Towers II - Proforma WITHOUT
ABATEMENT.pdf

5/12/2026

5


File Name**Uploaded Date**

 Attachement B - Schedule.pdf

5/12/2026

6

File Name**Uploaded Date**

 Mid-City Towers II - Budget + Sources Uses.pdf

5/12/2026

7

File Name**Uploaded Date**

 Mid-City Towers II Funding Commitments.pdf

5/12/2026

8


File Name**Uploaded Date**

 Mid-City Towers II - Proforma WITH ABATEMENT.pdf

5/12/2026

9

File Name**Uploaded Date**

 7h Letter of Support.pdf

5/12/2026

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