

# ***City of Mission***

## **CITY COUNCIL WORK SESSION**

**October 21, 2020**

**6:00 p.m.**

### **Virtual Meeting via Zoom**

#### **AGENDA**

1. Tax Increment Financing (TIF) 101 Presentation - Pete Heaven

An overview and summary of Tax Increment Financing and its use as a tool to incentivize redevelopment in a community.

2. TIF Redevelopment Project Plan - Rock Creek Redevelopment District 3A  
- Mission Bowl Apartments, LLC - Laura Smith

The developers of the property at 5399 Martway, Mission Bowl Apartments, LLC have submitted a Tax Increment Financing Redevelopment Project Plan for the redevelopment of the former Mission Bowl Property. The plan will be reviewed in a high level summary prior to its presentation to the Planning Commission on October 26, 2020.

3. Adjournment

Mission City Hall  
6090 Woodson, Mission, Kansas  
913-676-8350

# Mission City Council Tax Increment Financing

October 21, 2020

A special thanks to Gary Anderson, Gilmore & Bell, for a portion of the materials used in this presentation

# The Basics – What is TIF?

**K.S.A. 12-1770, et seq.**

## **Economic development incentive**

- Uses ***incremental*** property tax revenues, sales tax and transient guest tax revenues from a specific geographic area to pay certain eligible development costs
- The ***increment*** is used to pay for redevelopment project costs – either by paying bonds or by pay-as-you-go

# Why Consider TIF?

What is the City's vision for a site (zoning and planning)?

Is the City willing to use economic incentives to assist in redevelopment of the site to realize that vision?

How long is the City willing to wait for redevelopment?

Will the loss of future tax revenues be offset by other benefits?



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# HOW TIF WORKS

Can divert **all or a portion** of new (incremental) local taxes created by a project

## Real Property Taxes

- Can divert up to 100% of new property taxes
- 20 mills for school finance and
- 1.5 mills for state NOT diverted

## City Sales Tax

- Can divert up to 100% of City sales tax, utility franchise fees and Transient Guest Taxes

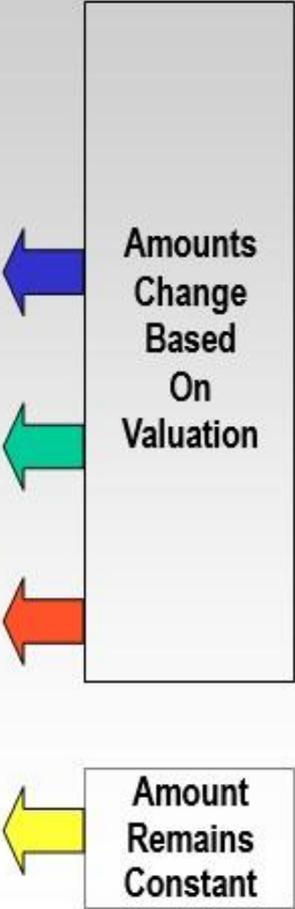
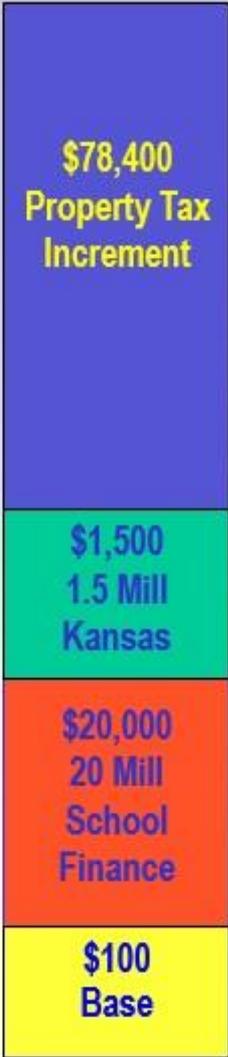
All local taxing districts included



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<u>Base</u>
Property Assessed Value - \$1,000
Total Mill Levy - \$100/\$1000 of Assessed Value
Total Tax Revenue - \$100
<u>Property Tax Increment</u>
Total Assessed Value After Development - \$1,000,000
Total Mill Levy - \$100/\$1000 of Assessed Value
Total Revenue - \$100,000
Less Base (100)
Less 20 Mills (20,000)
Less 1.5 Mills (1,500)
Total Increment - \$78,400

**\$100  
Base**



# What Can TIF Pay For?

## **Eligible Project Costs – KSA 12-1770a(o)(1)**

- Land acquisition
- Site work, utilities and infrastructure
- Parking and landscaping
- Sports complexes and museums

## **Ineligible Project Costs – KSA 12-1770a(o)(2)**

- Buildings – anything “vertical”
- Developer and Developer consultant fees
- Property taxes
- Personal property

# TIF FUNDING METHODS

## Developer Reimbursement (“Pay As You Go”)

Developer finances approved TIF costs and is reimbursed as increment is received

## Bond Financing

### Special Obligation TIF Revenue Bonds

- Issued by City
- Limited obligation of City
- Sometimes purchased or guaranteed by developer and re-sold once track record established

### General Obligation TIF Revenue Bonds

- Amount that exceeds 3% of the assessed value of the City counts against bonded debt limit
- Backed by full faith and credit of the City



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# The Two Steps of TIF Process

## Step 1 Establish a TIF District (KSA 12-1771)

Sets geographic boundaries

Blighted Area

Conservation Area – structures 35 years old

Pre-1992 Enterprise Zones

Flood Plain

Establishes a base tax value

Establishes “Project Areas”

Can be vetoed by the County or School District

Creating the District does not obligate the City to approve a development



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# The Two Steps of TIF Process

## Step 2      Approve a Project Plan (up to 20 years) (KSA 12-1772)

- Feasibility Study
- Describe all eligible Redevelopment Project Costs to be paid from TIF
- Describe expected Incremental Tax Revenues and other available revenues to be used for the Project over the life of the Project Plan
- Show that the revenues will be sufficient to pay the Redevelopment Project Costs
- Reference the District Plan
- Legal description and map of Project Area
- Relocation assistance plan
- Detailed description of buildings and facilities to be constructed or improved
- State whether GO bonds may be used to finance Project Costs
- Any other information necessary to advise public of the intent of the Project Plan



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# PROCESSING THE PROJECT PLAN

Project Plan must be delivered to the Board of County Commissioners and School District

The Planning Commission must find that the Project Plan is consistent with the City's Comprehensive Plan

Governing body adopts Resolution to:

- Give notice of public hearing (date, time and place)

- Legal description of District and Project Area

- Provide date District was established

- State that the Project Plan, including a summary of the feasibility study, relocation assistance plan and financial guarantees of the prospective developer and a description and map of the Project Area are available for inspection during regular office hours

- If applicable, state that GO bonds may be issued to finance the Project Plan

**Final passage – 2/3 majority of the Governing Body**



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# REDEVELOPMENT AGREEMENT

## Not required by statute

- Establishes a 20 year relationship
- Describes the rights and duties of the parties
- Duties of Developer
  - Performance standards
  - Bidding
  - Payment of costs
  - Time of completion
- Rights of City
  - Events of default
  - Payment processing
  - Recovery of public infrastructure costs



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# TIF TIMELINE

- ✓ Resolution Calling Public Hearing on Redevelopment District – Day 1
- ✓ Mail Notice to Taxing Districts – Day 5
- ✓ Mail Notices to Property Owners – Day 5
- ✓ Publish Notices – Day 25
- ✓ Public Hearing on Redevelopment District – Day 35
- ✓ Ordinance Approving Redevelopment District – Day 35
- ✓ Redevelopment Plan prepared and submitted to City – Day 60
- ✓ Negotiation of Redevelopment Agreement – Days 60 – 90
- ✓ City Resolution Calling Public Hearing on Redevelopment Plan – Day 70
- ✓ Mail Notice to Taxing Districts – Day 75
- ✓ Mail Notices to Property Owners – Day 75
- ✓ Publish Notices – Day 91
- ✓ Public Hearing on Redevelopment Plan – Day 101
- ✓ Ordinance Approving Redevelopment Plan and Agreement – Day 101



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# Questions and Discussion



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<b>City of Mission</b>	Item Number:	2.
<b>DISCUSSION ITEM SUMMARY</b>	Date:	October 21, 2020
<b>Administration</b>	From:	Laura Smith

Discussion items allow the committee the opportunity to freely discuss the issue at hand.

**RE:** TIF Redevelopment Project Plan - Rock Creek Redevelopment District 3A - Mission Bowl Apartments, LLC

**DETAILS:** Earlier this summer Mission Bowl Apartments, LLC submitted an application for a preliminary development plan for the construction of a five-story, 168 unit multi-family housing development on the site of the former Mission Bowl bowling alley at 5399 Martway Street. This application was approved by the City Council at their September 16th meeting. Mission Bowl Apartments, LLC has now submitted a Tax Increment Financing (TIF) project plan associated with redevelopment of the site.

The site is located within the existing Rock Creek TIF District #3, which was first established in 2006 as the Rock Creek TIF District, and then reconstituted as the Rock Creek TIF District #3 in 2019 when the original TIF District was separated into five smaller districts. The project plan calls for reducing the size of the TIF District even further to incorporate just this site and the proposed redevelopment project. A new Rock Creek TIF District #3A is proposed.

There are a number of steps that occur when formally considering a proposed TIF project plan. The first is consideration by the Planning Commission of the compatibility of the proposed plan with the City's overall Comprehensive Land Use Plan. Until that occurs, the City Council may not proceed with setting a public hearing on the proposed project plan.

When we initially discussed the timeline (updated copy in the packet) the plan document had not yet been submitted. Now that it has been received, we will take the opportunity to review the high level components of the plan in our October 21, 2020 work session. This will ensure everyone is clear on the process and the legal steps necessary for consideration of the plan.

As we discussed at the October 7 Finance & Administration Committee meeting, this plan captures very high level details regarding the project. Any final negotiated deal points will be incorporated in an associated Redevelopment Agreement. Council will have until the December 16, 2020 City Council meeting to review and discuss the TIF request and an associated Development Agreement. Actions taken prior to December 16 will not commit the City Council to any specific incentive.

Related Statute/City Ordinance:	NA
Line Item Code/Description:	NA
Available Budget:	NA

<b>City of Mission</b>	Item Number:	2.
<b>DISCUSSION ITEM SUMMARY</b>	Date:	October 21, 2020
<b>Administration</b>	From:	Laura Smith

Discussion items allow the committee the opportunity to freely discuss the issue at hand.

We are still planning for a special meeting on November 4, 2020 in advance of the regular November Committee meetings to consider the resolution setting the public hearings for creation of the Rock Creek TIF District #3A and consideration of the TIF Redevelopment Project Plan.

**CFAA IMPACTS/CONSIDERATIONS: NA**

Related Statute/City Ordinance:	NA
Line Item Code/Description:	NA
Available Budget:	NA

# TAX INCREMENT FINANCING REDEVELOPMENT PROJECT PLAN

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## ROCK CREEK REDEVELOPMENT DISTRICT NO. 3A

Submitted to the Governing Body of the City of Mission, Kansas (the “City”), and prepared in consultation with the City’s Planning Commission, all in accordance with K.S.A. § 12-1770 *et seq.*

RECEIVED  
Oct 13, 2020  
City Clerk

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**EXHIBITS**

- A) Legal Description of Project Area
- B) Map of Project Area C)  
Preliminary Site Plan
- D) Ordinance No. [\_\_\_\_\_]
- E) Estimated Budget
- F) TIF Revenue Projections
- G) Meeting Minutes

## I. INTRODUCTION

### A) Redevelopment District

Pursuant to the Kansas Tax Increment Financing Act, K.S.A. 12-1770, *et. seq.*, as amended (“**TIF Act**”), Kansas municipalities are authorized to establish redevelopment districts and tax increment financing (“**TIF**”) redevelopment project plans for property within their jurisdictions.

In 2006, the City of Mission, Kansas (the “**City**”), after conducting a duly noticed public hearing in accordance with the TIF Act, found and determined that certain real property consisting of approximately 71 acres that generally follows the Rock Creek Floodplain from Roe Avenue to Lamar Avenue, all in the City of Mission, Johnson County, Kansas (the “**Property**”), is located within a “blighted area” and, in turn, constitutes an “eligible area” (as defined in the TIF Act). Based, in part, upon such finding, the City established the Rock Creek TIF District (the “**Original District**”) encompassing the Property through the adoption of Ordinance No. 1190 and Ordinance No. 1195 on January 11, 2006 and February 8, 2006, respectively. The Original District included four (4) redevelopment project areas.

Through the adoption of Ordinance No. 1299 on May 20, 2009, the Original District was amended to include five (5) redevelopment project areas. Redevelopment project areas 1, 3 and 4 remained as previously established, and—within redevelopment project area 2—a separate redevelopment project area (2A) was created.

In 2019, through the adoption of Ordinance No. 1508 on November 18, 2019, the City amended the Original District to split its five (5) redevelopment project areas into five (5) separate TIF districts, including the Rock Creek Redevelopment District No. 3 (Mission Mart and Bowl) (the “**Original District No. 3**”). The Original District No. 3 is generally described as an area bounded by Johnson Drive to the north, Roeland Drive to the east, and Rock Creek to the south and west.

Contemporaneously with the consideration of this Project Plan (as defined herein), the City expects to further amend the Original District No. 3 to split it into two (2) separate redevelopment districts, including the Rock Creek Redevelopment District No. 3A (the “**District**”) in which the Redevelopment Project (as defined herein) is proposed to be developed.

The approved district plan for the District (the “**District Plan**”) describes the District as follows:

A redevelopment district containing one project area consisting of some or all of the following uses: one or more commercial or residential facilities and all related infrastructure improvements, including storm water improvements within and around the Rock Creek channel, streets, sanitary and storm sewers, water lines and all related expenses to redevelop and finance the project and all other associated public and private infrastructure.

The Redevelopment Project is consistent with such District Plan for redevelopment of the District.

## **B) Redevelopment Project Area**

The District contains one (1) redevelopment project area that is coterminous with the boundaries of the District, as legally described on Exhibit A and generally depicted on Exhibit B attached hereto (the “**Project Area**”). The Project Area includes one existing structure, an approximately 21,000 square foot bowling alley built in 1958 (the “**Existing Bowling Alley**”). The Existing Bowling Alley sustained substantial fire damage in April of 2005 and has been unoccupied ever since. In November of 2019, the City Council declared the Existing Bowling Alley dangerous and unsafe, and ordered its repair or removal through the adoption of Resolution No. 1039.

The Project Area is situated on the northern boundary of the Rock Creek storm water channel, which flows eastwardly from approximately the intersection of Shawnee Mission Parkway and Metcalf Avenue to a point where it connects with Brush Creek in Mission Hills, Kansas. Rock Creek experiences high volumes of storm water run-off during significant storm events, and portions of the creek constitute 100-year floodplain. The City’s need to better manage storm water run-off, remove parcels from the floodplain, and generally preserve and revitalize the downtown corridor, which encompasses much of the Rock Creek area, served as the impetus for establishing the Original District in 2006.

The City has recently undertaken an extensive reconstruction project for a segment of the Rock Creek storm water channel immediately to the east of the Project Area, and within the Original District No. 3 (the “**Creek Project**”). The Creek Project will cost approximately \$5 million and is being financed largely by general obligation bonds issued by the City in the summer of 2019.

## **C) Redevelopment Project**

Mission Bowl Apartments, LLC (or assigns, the “**Developer**”), presents this Tax Increment Financing Redevelopment Project Plan for the Project Area within the District (this “**Project Plan**”) to the City for its consideration and approval in accordance with the TIF Act.<sup>1</sup> In order to promote, stimulate and develop the general and economic welfare of the City, this Project Plan provides for the acquisition of the Project Area, which consists of the approximately 3.17+/- acres located generally at the southeast corner of Martway Street and Nall Avenue in the City, as legally described on Exhibit A and generally depicted on Exhibit B attached hereto (the “**Project Site**”), and the development and redevelopment thereof to consist of a multi-story multi-family residential development, public space, open space and/or similar, related or appurtenant uses, other structures and uses (including, but not limited to, commercial, mixed-use, residential, non-profit, governmental and/or community uses), and all associated site work, infrastructure, utilities, storm water control, access, street improvements, landscaping, lighting, parking facilities, and other items allowable under the TIF Act (the “**Redevelopment Project**”).

<sup>1</sup> In accordance with the TIF Act, this Project Plan was prepared in consultation with the Planning Commission of the City, including a finding by the Planning Commission, on \_\_\_\_\_, 2020, that this Project Plan is consistent with the intent of the comprehensive plan for the development of the City.

The Redevelopment Project contemplates the purchase of the two parcels constituting the Project Site, the demolition of the Existing Bowling Alley and the construction of a new, multi-story multi-family residential development within the Project Area. The development will also incorporate the existing Rock Creek trail, but re-align the trail in a curvilinear manner through a landscaped, park-like setting. In addition, a small dog park is being considered as a part of this development, and the Redevelopment Project will also include the re-alignment of a sanitary sewer main from the Johnson County Wastewater pump station just to the south of the Project Site to the main on Martway Street.

When completed, the Redevelopment Project is expected to fulfill a demand for additional housing within the City and northeast Johnson County. It will also provide housing opportunities for individuals of all ages who are seeking maintenance free and secure rental opportunities within a high-density area near shops and restaurants. The multi-family residential development will serve as an anchor on the east-end of the City's downtown corridor, balancing the recently completed multi-family residential building known as "The Locale" on the west end of the corridor. The Redevelopment Project will provide nearly 250 additional residents and serve as a catalyst for energizing the downtown area with retail, restaurant, and entertainment amenities that the City desires and that has been envisioned in past master plans for this area including the East Gateway Redevelopment Plan (2007) and the Mission/Rock Creek Master Plan (2006).

This Project Plan fulfills many of the longstanding components of Smart Growth, and mirrors recommendations from the recently-created Climate Action KC, Climate Action Playbook (2019) including:

Prioritizing infill development to revitalize core areas and reduce adverse impacts on natural resources and infrastructure.

Prioritizing Transit-Oriented Development (TOD) by supporting development projects near transit hubs or on transit corridors. TODs encourage great use of transit options, and result in less reliability on vehicles, thereby reducing carbon emissions and greenhouse gas. There is an existing bus transit stop across the street from the Project Site.

Promoting walkability by promoting higher density development within core urbanized or sub-urbanized areas such as downtown corridors. The Redevelopment Project will connect where people live with where they work,

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<sup>2</sup> Notwithstanding the foregoing or anything in this Project Plan (including, without limitation, the Exhibits attached hereto) to the contrary, the Developer states: (i) the descriptions of uses and buildings, and all sizing, design, cost (including Reimbursable Project Cost) and revenue figures, and any and all other descriptions and projections set forth herein, are estimates only and subject to change in the Developer's discretion, including as actual costs are incurred and revenues received, and (ii) nothing herein shall be construed as a cap (or caps) on the amount of TIF being requested or the amount of TIF that is available to help pay Reimbursable Project Costs of the Redevelopment Project. The Redevelopment Agreement will address the foregoing issues.

play, and relax through sidewalks, streets, and placement of land uses that encourage alternative forms of transportation such as walking and bicycling.

The Redevelopment Project will include the construction of a concrete wall along the southeast portion of the Project Site adjacent to the creek channel, which is designed to improve the efficiency of the Rock Creek storm channel.

This Project Plan is premised on the need for a combination of public and private financing to reach the mutual goals of the City and the Developer in developing the Redevelopment Project.

As shown herein, this Project Plan proposes to finance Reimbursable Project Costs (as defined below in Section III.D.2) by capturing through TIF 100% of the allowable ad valorem “tax increment” (as defined in the TIF Act) (the “**Tax Increment**”) generated within the Project Area for the duration of up to twenty (20) years (collectively, the “**TIF Revenues**”).

Based on projected property values within the Project Area over the term of this Project Plan, it is estimated that the TIF will generate \$7,420,007 some or all of which can be used to reimburse the Developer for Reimbursable Project Costs and the City for TIF eligible costs. The allocation of the Tax Increment and term of the TIF will be determined by a Redevelopment Agreement executed by the Developer and the City (the “**Redevelopment Agreement**”).

## **II. REDEVELOPMENT PROJECT PLAN**

### **A) Description and Map of Project Area**

The redevelopment project area to be redeveloped pursuant to this Project Plan consists of the Project Area. A legal description and general map depiction of the Project Area are attached hereto as Exhibit A and Exhibit B, respectively, both of which are incorporated herein by this reference.

### **B) Reference to District Plan**

The Project Area is within the District established by the City’s Governing Body pursuant to Ordinance No. [\_\_\_], a copy of which is attached hereto as Exhibit D. This Project Plan is consistent with the approved District Plan as described therein.

### **C) Description of Buildings and Facilities**

This Project Plan provides for the acquisition of certain real property within the Project Area, the demolition of certain existing structures thereon, and the development and redevelopment thereof to consist of a new, multi-story multi-family residential development, public space, open space and/or similar, related or appurtenant uses, other structures and uses (including, but not limited to, commercial, mixed-use, residential, non-profit, governmental and/or community uses), and all associated site work, infrastructure, utilities, storm water control, access, street improvements, landscaping, lighting, parking facilities, and any other items allowable under the TIF Act.

The preliminary site plan for the Project is attached hereto as Exhibit C.

The foregoing description of uses, and the buildings and other structures Developer plans to construct for such uses within the Project Area, is not intended to be inflexible. This Project Plan contemplates reasonable variations from the descriptions of the Redevelopment Project as described above.

## D) Feasibility Study

The Developer has undertaken a study to determine whether the Redevelopment Project's estimated benefits, TIF Revenues and other revenues are expected to exceed the cost, and that the income therefrom will be sufficient to pay the costs of the Redevelopment Project. This effort involved using consultants with experience and expertise in the actual design, development, financing, management, leasing and operation of projects of similar scope and nature. Outside resources were also consulted to compare and verify the cost and revenue projections including outside industry sources and actual taxing jurisdiction data where available. The results of this evaluation are as follows:

### 1. Project Costs

The total estimated cost to complete the Redevelopment Project, including land acquisition, and hard and soft costs, is \$29,852,464. A detailed budget is attached hereto as Exhibit E.

### 2. Eligible Costs

Only "redevelopment project costs" (as defined in the TIF Act) (referred to herein as "**Reimbursable Project Costs**") are eligible for TIF financing and reimbursement. Of the total costs listed above, \$5,531,988, plus interest and financing costs, are estimated to qualify under the TIF Act as Reimbursable Project Costs, meaning that only those costs may be financed using TIF Revenues. The estimated Reimbursable Project Costs are set forth by type and amount on Exhibit E attached hereto.

The Developer is requesting reimbursement with TIF Revenues as provided in the TIF Act on a pay-as-you-go-basis.

### 3. Project Revenues

Based on projected property values within the Project Area over the term of this Project Plan, it is anticipated that the TIF will generate TIF Revenues of \$7,420,007. TIF Revenue projections are set forth in Exhibit F attached hereto. Pursuant to the TIF Act, TIF Revenues can be generated from at least two (2) sources:

- a) *Ad Valorem Tax Increment Revenues* – The amount of real property taxes collected from real property located within the District that is in excess of the amount of real property taxes which is collected from the base year assessed valuation (excluding any *ad valorem* taxes not allowed to be captured under the TIF Act); and
- b) *Local Sales Tax Revenues* - The retail sales dollar amount generated within the Project Area multiplied by the City's portion of the total retail sales tax rate, as described above.

#### Ad Valorem Tax Increment Captured

According to the Johnson County Appraiser's Office, the 2006 assessed value for the Project Area was \$256,165. This serves as the base value against which future Redevelopment Project values can be compared in order to determine the amount of ad valorem Tax Increment revenues that will be generated by the Project Area. This Project Plan proposes to finance Reimbursable Project Costs by capturing 100% of the

allowable ad valorem Tax Increment generated within the Project Area for up to a maximum twenty (20) year TIF term. Upon completion of the Redevelopment Project, the Project Area is estimated to have an assessed value of approximately \$3,436,200. The difference between the base year assessed value and the assessed value at full build-out, when multiplied by the applicable mill levy rate subject to TIF, is estimated to create annual Tax Increment of approximately \$335,036 available for capture, which is assumed to grow annually with inflation thereafter.

#### Local Sales Tax Revenues Uncaptured

This Project Plan does not propose to capture local sales tax revenues.

#### 4. Tax Increment Revenues

Based on the Project Area's projected ad valorem Tax Increment as heretofore described, it is estimated that TIF Revenues of \$7,420,007 will be generated and used to pay redevelopment project costs as set forth in this Project Plan and the Redevelopment Agreement.

#### 5. Significant Contribution to Economic Development of the City

The development contemplated in this Project Plan will provide significant economic development for the City, including by, among other things, providing increased future tax revenues to the City, redeveloping the Project Area into a much higher and better use and remedying blight, and increasing housing opportunities for area residents. The feasibility study shows that the Redevelopment Project's benefits and tax increment revenue and other available revenues will be sufficient to pay for the Redevelopment Project costs.

#### 6. Sufficiency of Tax Increment Revenues Compared to Projects Costs

The total of the Reimbursable Project Costs that can be financed under the TIF Act is limited by the amount of TIF Revenues generated within the Project Area. Thus, by operation, the TIF Revenues will always equal or exceed the amount of the Reimbursable Project Costs. Based on this Project Plan's (1) Reimbursable Project Costs and (2) TIF Revenues, the revenues are expected to pay for any

Reimbursable Project Costs as contemplated under the TIF Act when supplemented by private debt and equity.

#### 7. Effect on Outstanding Special Obligation Bonds

It is anticipated that any TIF Revenues will be disbursed on a pay-as-you-go basis and no special obligation bonds repayable from TIF Revenues have been issued. Thus, the Redevelopment Project costs are not anticipated to have any effect on any outstanding special obligation bonds payable from the revenues described in K.S.A. 12-1774(a)(1)(D), and amendments thereto.

### **E) Relocation Plans**

The Developer owns (or will own) all of the property within the Project Area (excluding any adjacent public-right-of-way), and as such, it is not anticipated that the acquisition of real property by the City in carrying out the provisions of the TIF Act will result in the

relocation or displacement of any persons, families or businesses.

**F) Meetings and Minutes**

Following approval of this Project Plan, the clerk of the City shall attach, as Exhibit G hereto, a copy of the minutes of all City meetings where the Redevelopment Project and/or this Project Plan was discussed.

**III. CONCLUSION**

Based on the foregoing, this Project Plan proposes to utilize TIF Revenues from the District to finance Reimbursable Project Costs. Details concerning the amount of TIF Revenues available to the Project, the terms and term of reimbursement, Project costs eligible for reimbursement, City costs eligible for reimbursement and other matters will be set forth in the Redevelopment Agreement. The Developer hereby submits this Project Plan for public hearing and due consideration in accordance with the TIF Act.

*[Remainder of Page Intentionally Left Blank]*

## **EXHIBIT A**

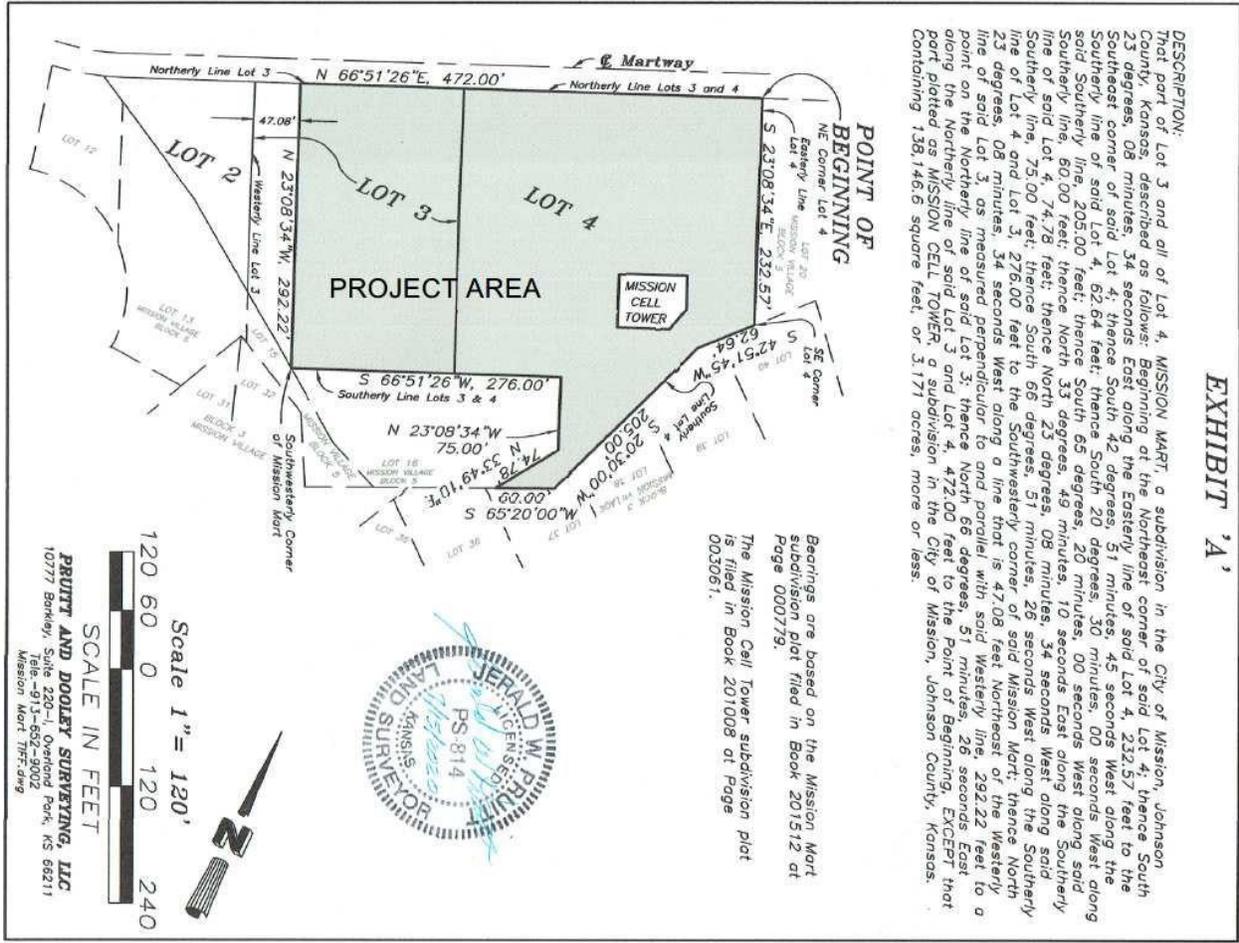
### **Legal Description of Redevelopment Project Area**

That part of Lot 3 and all of Lot 4, MISSION MART, a subdivision in the City of Mission, Johnson County, Kansas, described as follows: Beginning at the Northeast corner of said Lot 4; thence South 23 degrees, 08 minutes, 34 seconds East along the Easterly line of said Lot 4, 232.57 feet to the Southeast corner of said Lot 4; thence South 42 degrees, 51 minutes, 45 seconds West along the Southerly line of said Lot 4, 62.64 feet; thence South 20 degrees, 30 minutes, 00 seconds West along said Southerly line, 205.00 feet; thence South 65 degrees, 20 minutes, 00 seconds West along said Southerly line, 60.00 feet; thence North 33 degrees, 49 minutes, 10 seconds East along the Southerly line of said Lot 4, 74.78 feet; thence North 23 degrees, 08 minutes, 34 seconds West along said Southerly line, 75.00 feet; thence South 66 degrees, 51 minutes, 26 seconds West along the Southerly line of Lot 4 and Lot 3, 276.00 feet to the Southwesterly corner of said Mission Mart; thence North 23 degrees, 08 minutes, 34 seconds West along a line that is 47.08 feet Northeast of the Westerly line of said Lot 3, as measured perpendicular to and parallel with said Westerly line, 292.22 feet to a point on the Northerly line of said Lot 3; thence North 66 degrees, 51 minutes, 26 seconds East along the Northerly line of said Lot 3 and Lot 4, 472.00 feet to the Point of Beginning, EXCEPT that part platted as MISSION CELL TOWER, a subdivision in the City of Mission, Johnson County, Kansas. Containing 138,146.6 square feet, or 3.171 acres, more or less.

**EXHIBIT B**

**Map of Project Area**

(Rock Creek Redevelopment District No. 3A)



**EXHIBIT 'A'**

# EXHIBIT C

## Preliminary Site Plan

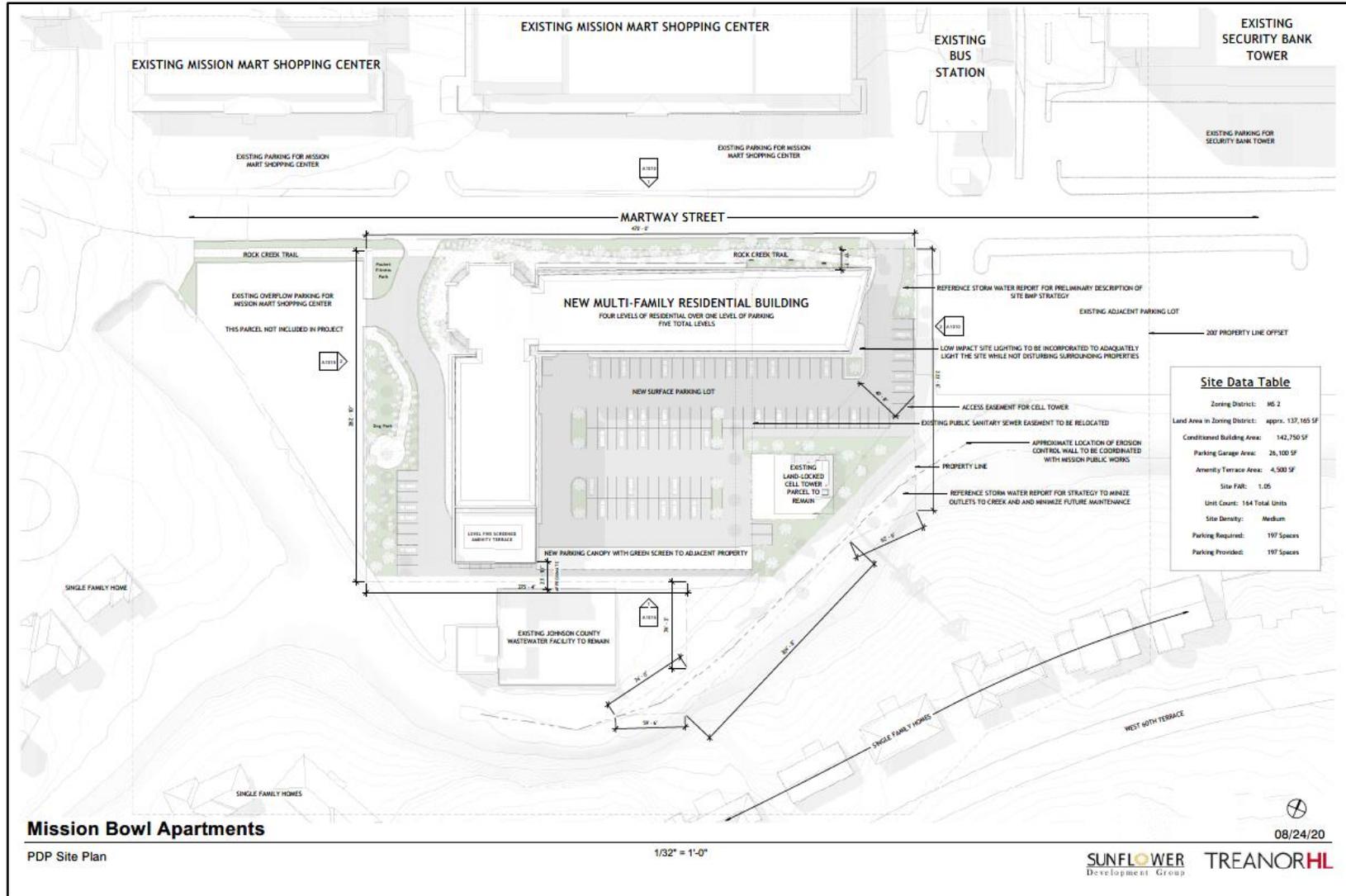


Exhibit C

**EXHIBIT D**

**Ordinance No. \_\_\_\_\_**

[CITY CLERK TO ATTACH]

**EXHIBIT E**

**Estimated Budget**

Line Item	Redevelopment Project Cost	Reimbursable Project Cost
<b>Acquisition Costs</b>		
Site Purchase	\$ 1,300,000	\$ 1,300,000
Acquisition Fee	\$ 60,000	\$ -
<b>Subtotal - Acquisition</b>	<b>\$ 1,360,000</b>	<b>\$ 1,300,000</b>
<b>Hard Construction Costs</b>		
Building Construction & Improvements	\$ 12,938,000	\$ -
Site Work	\$ 1,354,753	\$ 1,354,753
Concrete/Parking	\$ 1,443,250	\$ 1,443,250
City Retaining Wall	\$ 200,000	\$ 200,000
Low Voltage / Security / Access Control / Smart	\$ 300,000	\$ -
Demolition	\$ 145,000	\$ 145,000
Podium	\$ 3,200,000	\$ -
Sewer Relocation	\$ 345,000	\$ 345,000
FF&E	\$ 673,000	\$ -
Permitting	\$ 220,000	\$ -
Construction Interest	\$ 500,000	\$ 500,000
Contingency	\$ 1,100,000	\$ -
OH	\$ 798,726	\$ -
<b>Subtotal - Hard</b>	<b>\$ 23,217,729</b>	<b>\$ 3,988,003</b>
<b>Soft Construction Costs</b>		
Closing Costs	\$ 30,000	\$ 30,000
Arch/Eng	\$ 1,305,000	\$ 108,750
Survey/Replat	\$ 23,000	\$ 23,000
Testing / Inspections / Studies	\$ 119,235	\$ 82,235
Appraisal	\$ 8,500	\$ -
Professional Services	\$ 2,175,000	\$ -
Lender Fees	\$ 140,000	\$ -
Marketing/Pre-Opening Capital/Lease-Up Reserves	\$ 1,249,000	\$ -
Contingency	\$ 225,000	\$ -
<b>Subtotal - Soft</b>	<b>\$ 5,274,735</b>	<b>\$ 243,985</b>
<b>Totals</b>	<b>\$ 29,852,464</b>	<b>\$ 5,531,988</b>

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**EXHIBIT F**

**TIF Revenue Projections**

<b>TIF Year</b>	<b>Base Assessed Value</b>	<b>Projected Assessed Value</b>	<b>TIF Revenues</b>
1	\$ 256,165	\$ 256,165	\$ -
2	\$ 256,165	\$ 1,718,100	\$ 154,024
3	\$ 256,165	\$ 3,436,200	\$ 335,036
4	\$ 256,165	\$ 3,504,924	\$ 342,276
5	\$ 256,165	\$ 3,575,022	\$ 349,662
6	\$ 256,165	\$ 3,646,523	\$ 357,195
7	\$ 256,165	\$ 3,719,453	\$ 364,878
8	\$ 256,165	\$ 3,793,842	\$ 372,716
9	\$ 256,165	\$ 3,869,719	\$ 380,710
10	\$ 256,165	\$ 3,947,114	\$ 388,864
11	\$ 256,165	\$ 4,026,056	\$ 397,181
12	\$ 256,165	\$ 4,106,577	\$ 405,664
13	\$ 256,165	\$ 4,188,709	\$ 414,317
14	\$ 256,165	\$ 4,272,483	\$ 423,143
15	\$ 256,165	\$ 4,357,932	\$ 432,146
16	\$ 256,165	\$ 4,445,091	\$ 441,328
17	\$ 256,165	\$ 4,533,993	\$ 450,695
18	\$ 256,165	\$ 4,624,673	\$ 460,249
19	\$ 256,165	\$ 4,717,166	\$ 469,993
20	\$ 256,165	\$ 4,811,510	\$ 479,933
<b>TOTAL (Gross)</b>			<b>\$ 7,420,007</b>

**EXHIBIT G**

**Meeting Minutes**

[CITY CLERK TO ATTACH]

## Mission Bowl Redevelopment TIF Timeline

### Draft: Sept. 24, 2020

Milestone Date	Action	Items Needed	Responsible Party
Oct. 7 <sup>th</sup>	<ul style="list-style-type: none"> <li>• Presentation/discussion of TIF steps</li> <li>• Present Resolution Setting a Date for Public Hearing Before City Council for Consideration of Splitting TIF District and Adopting TIF Project Plan</li> </ul>	Resolution Setting a Date for Public Hearing Before City Council for Consideration of Splitting TIF District and TIF Project Plan	City
Oct. 21 <sup>st</sup> (Work Session)	<ul style="list-style-type: none"> <li>• Present TIF Project Plan and Development Agreement to City Council</li> </ul>	TIF Project Plan and Development Agreement	
October 26 <sup>th</sup>	<ul style="list-style-type: none"> <li>• Present TIF Project Plan to Planning Commission for a Finding of consistency with the City's Comprehensive Land Use Plan.</li> </ul>	TIF Project Plan	Applicant
Oct. 28 <sup>th</sup>	Deliver Copy of TIF Project Plan to Johnson County Board of Commissioners and Shawnee-Mission Board of Education	TIF Project Plan	City
Nov. 4 <sup>th</sup> (Special Council Meeting)	City Council Adoption of Resolution Setting Date for Public Hearing of Splitting TIF District and Adopting TIF Project Plan	Resolution Setting a Date for Public Hearing Before City Council on Dec. 16 <sup>th</sup>	City
Nov. 5 <sup>th</sup>	Send Certified Copy of Resolution via certified mail to: <ul style="list-style-type: none"> <li>• Johnson County Board of Commissioners</li> <li>• Shawnee-Mission Board of Education</li> <li>• Property Owners and Occupants Within TIF Project Area</li> </ul>	Certified Copy of Resolution <i>(must be sent no more than 10 days after adoption by City Council)</i>	City
Dec. 8 <sup>th</sup>	Publish Resolution	Must be published once not less than one week before nor more than two weeks before public hearing	City

Milestone Date	Action	Items Needed	Responsible Party
Dec. 16 <sup>th</sup>	<ul style="list-style-type: none"> <li>• Public Hearing Before City Council</li> <li>• Passage of Ordinance Splitting TIF District, Approving TIF Project Plan, and Approving Development Agreement</li> </ul>	<p>Ordinance <i>(must be passed not less than 30 nor more than 70 days after adoption of resolution setting public hearing)</i></p> <p>Final TIF Project Plan and Development Agreement</p>	Applicant/City
Dec. 22 <sup>nd</sup>	Publish Ordinance; Deliver Ordinance to Johnson County Board of Commissioners, Shawnee-Mission Board of Education, County Clerk/Appraiser/Treasurer	Ordinance	City