

Overlook TIF Plan

NOVEMBER 9, 2020

Overview

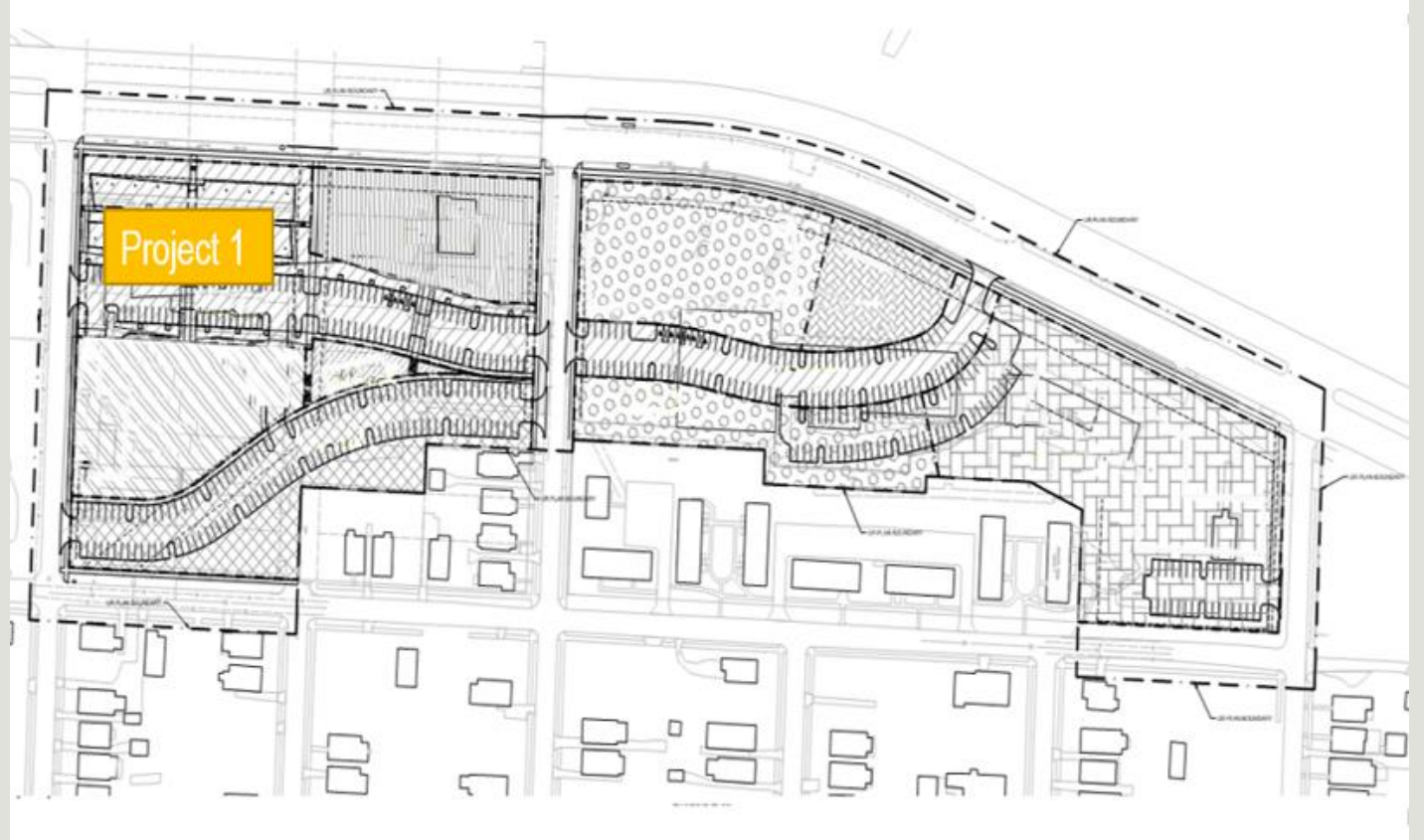
The proposed Overlook TIF Plan calls for

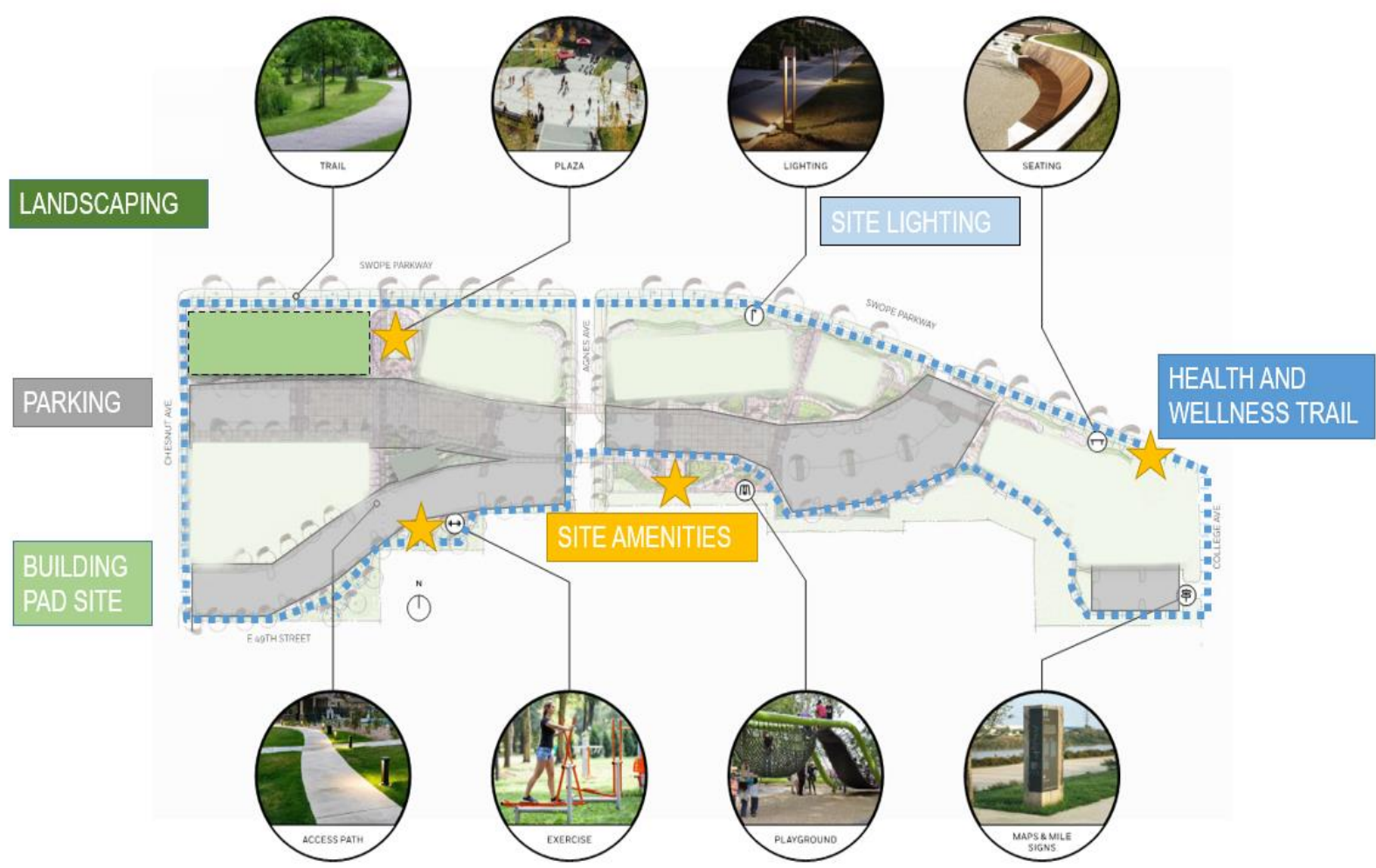
1. acquisition of properties along Swope Parkway between Chestnut and College and subsequent demolition and site clearance,
2. Construction of approximately 60,000 square feet of office space and 185 parking spaces, along with interior driveways, and
3. all or part of the health fitness trail and public plaza areas associated with the building and such other public amenity elements and public infrastructure improvements.

Total Project Costs are approximately \$23 million with a request for \$11 million in Economic Activity Taxes, SuperTIF, Central City Sales Tax, and PIAC.

Redevelopment Area with Projects

Generally bounded
by Swope Parkway
on the north,
College Avenue
on the east, Chestnut
Avenue on the west,
and 49th Street on
the south





Site Plan

Development Schedule

The developer intends to complete construction of Project 1 by the end of 2023.

Additional phases will require amendment(s) to the Plan.

Sources and Uses of Revenues

Economic Activity Taxes	\$3 million
City SuperTIF	\$3 million
Central City Sales Taxes	\$5 million
PIAC	\$150,000
Amount of costs funded by Equity/Debt and New Market Tax Credits	\$12 million
TOTAL	\$23 million

Existing Conditions

Belke Appraisal and Consulting Services, Inc. concluded that the proposed redevelopment area is a blighted area, evidencing defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life by fire or other causes and is detrimental to the public health, safety, morals, or welfare.

But-for analysis

The But-For Statement in the Plan concluded that the Project Improvements would not be implemented but-for TIF Assistance. There is a lack of substantial private investment in commercial projects over the last 10 years in the area, and, the only two substantial projects immediately adjacent to the Redevelopment Area, do not indicate that other private investment is feasible without public assistance.

Cost-benefit analysis

A cost-benefit analysis was performed to demonstrate the impact of the project on the taxing jurisdictions.

Statutory findings

The Redevelopment Area as a whole is a blighted area, evidenced by defective or inadequate street layout, unsanitary or unsafe conditions. A blight study has been completed and the findings of such study satisfy the requirements provided under subdivision (1) of Section 99.805, RSMo.

The Redevelopment Area has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan. The Plan incorporates an analysis which provides sufficient information to satisfy the “but for” test.

Statutory findings

The Redevelopment Plan conforms to the Swope Valley Area Plan and FOCUS, the comprehensive plan for the development of the City as a whole;

The areas selected for Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements;

The estimated dates of completion of the Redevelopment Project and retirement of obligations incurred to finance the Redevelopment Project Costs, are set forth in the Plan and are not more than 23 years from the approval of the Redevelopment Project within the Redevelopment Area;

Statutory findings

The Redevelopment Plan contains a relocation assistance plan.

A cost-benefit analysis showing the economic impact of the Redevelopment Plan on each taxing district at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act. The analysis provides sufficient information for the Commission and the City to evaluate whether this Plan is financially feasible.

The Redevelopment Plan does not include the initial development or redevelopment of any gambling establishment.

Statutory findings

The Redevelopment Plan does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five 5 years from the adoption of the ordinance approving such Redevelopment Project.

The Plan does not provide for the adoption of an ordinance approving any Redevelopment Project later than 10 years from the adoption of the Redevelopment Plan.

Recommendation

The TIF Commission recommends that the proposed Overlook TIF Plan meets all of the statutory findings required by the TIF Statute for approval by Council, and recommends approval.

The Commission also recommends approval of the Tax Contribution Agreement, which provides for the City to contribute the other City sources of revenue to the project.