

New Longview

Master Planned Community



January 22, 2019



Tonight's Agenda

- Latest Update on New Longview
- Neighborhood Outreach
- Near Term Approvals Requested of Council
 - TIF Amendments
 - TDD Extension
 - CID Establishment
- Questions & Answers

New Longview Update

Progress Since October

- Lake / Pergola plan solidified
 - Remaining item from Phase I - Historic Preservation Improvements
 - \$2.4MM of \$3.65MM Disbursed for Reimbursable Project Costs
 - Approximately \$470,000 of the Interfund loan has been repaid
- Lot 7 Sold / RPA 'K' Activated –Vet Clinic under construction
- Lot 52 Sold – Fast Food Restaurant under construction
- Primrose Daycare in FDP Review Process – minor plat completed
- TIF / TDD / CID strategy solidified
- TND Developer – Box RE Development
- Neighborhood Outreach Continued

Neighborhood Outreach

Neighborhood Outreach

- Longview Alliance Board – 12/18/18
- Olsson Engineering – Lake plan collaboration
- Mayor, councilmembers and numerous staff meetings
- TND Developer coordination and meetings
 - New Longview Community Association Advisory Council - 11/28/18 & 1/13/19
 - Longview Farm Estates lake neighbors - 1/3/19
- Commercial property owners for CID

TIF Amendments

TIF Amendments

Purpose:

1. To combine the Lake / Pergola projects to ensure they are completed together in a coordinated, efficient fashion
2. Reallocate contingency within the redevelopment budgets due to the increased cost of the Lake Rehabilitation

Budget Impact

- No new budget items
- No overall increase to TIF funding
- Reallocations Only
 - Combine Lake and Pergola items in the TIF Budgets
 - Allocate Contingency to Lake and Pergola
 - \$115,000 from Phase I contingency
 - \$1,000,000 from Phase II contingency

Budget Impact

Original Budget

Phase 1 Historic Preservation Improvements	Total Project Costs	Private Funding	Historic Tax Credits	TIF
Show Horse Arena (remaining payments)	-	-	-	-
Portion of Mansion Rehabilitation	1,100,000	-	-	1,100,000
Pergola Rehabilitation	900,000	-	-	900,000
Barn Stabilization	650,000	-	-	650,000
Lake Rehabilitation	350,000	-	-	350,000
Professional Services	300,000	-	-	300,000
Farm Office and Dairy Manager				
House Rehabilitation	150,000	-	-	150,000
Contingency	200,000	-	-	200,000
Phase 1 TIF Subtotal				3,650,000
Phase 2 Private-Only Improvements	55,012,500	55,012,500	-	-
Phase 2 Historic Preservation Improvements				
Lake Rehabilitation	150,000	-	-	150,000
Mansion Renovation & Temporary Structure Rehab	2,347,700	473,571	474,129	1,400,000
Farm Office and Dairy Manager House	1,743,000	543,000	-	1,200,000
Barns Redevelopment	17,805,285	3,361,041	4,794,244	9,650,000
Mansion Permanent Structure	1,704,550	204,550	-	1,500,000
Interfund Loan Repayment, Restructuring				
Costs & Contingency	3,039,463	-	-	3,039,463
Phase 2 TIF Subtotal				16,939,463
Grand Total	85,452,498	59,594,662	5,268,373	20,589,463

New Budget

Phase 1 Historic Preservation Improvements	Total Project Costs	Private Funding	Historic Tax Credits	TIF
Show Horse Arena	-	-	-	-
Portion of Mansion Rehabilitation	1,100,000	-	-	1,100,000
Longview Lake & Pergola Rehabilitation	1,365,000	-	-	1,365,000
Barn Stabilization	650,000	-	-	650,000
Professional Services	300,000	-	-	300,000
Farm Office and Dairy Manager				
House Rehabilitation	150,000	-	-	150,000
North Arch	75,290	-	-	75,290
Contingency	9,710	-	-	9,710
Phase 1 TIF Subtotal	3,650,000			3,650,000
Phase 2 Private-Only Improvements	55,012,500	55,012,500	-	-
Phase 2 Historic Preservation Improvements				
Longview Lake & Pergola Rehabilitation	400,000	-	-	400,000
Mansion Renovation & Temporary Structure Rehab	2,347,700	473,571	474,129	1,400,000
Longview Lake & Pergola Rehabilitation	750,000	-	-	750,000
Farm Office and Dairy Manager House	1,743,000	543,000	-	1,200,000
Barns Redevelopment	17,805,285	3,361,041	4,794,244	9,650,000
Mansion Permanent Structure	1,704,550	204,550	-	1,500,000
Interfund Loan Repayment, Restructuring				
Costs & Contingency	2,039,463	-	-	2,039,463
Phase 2 TIF Subtotal	26,789,998			16,939,463
Grand Total	85,452,498	59,594,662	5,268,373	20,589,463

Lake / Pergola

- Jan 2017 – engaged Terra Technologies
 - survey, hydraulic model, bathymetric, geotech/borings
- Aug 2017 – Rehabilitation/Restoration Study completed
- Dec 2017 – Spillway compromised
- Mar 2018 – Terracon issues Third Party Review
- May 2018 – Adjacent homeowner meeting
- Jun 2018 – Began draining lake; neighborhood meeting
- Jul 2018 – Completed construction docs / Applied for Corp permit
- Sep 2018 – Received bids - \$1.0MM above original allocation

Lake / Pergola

- Oct 2018 – Incorporation of neighborhood input into plan
- Dec 2018 – M-III Longview / Box RE Development coordination
- Jan 2019 – Corp & SHPO
- *Feb 2019 – Secure Corp permit, complete due diligence*
- *Mar 2019 – Submit detailed construction budget, transfer property, mobilize*

Lake Rehabilitation	
Previous Lake & Pergola Analysis, Design & Prof Services	\$ 205,000
Dam & Spillway Repair	\$ 415,000
Lake Dredging, Discing & Compacting	\$ 600,000
Other Lake Grading & Infrastructure	\$ 175,000
Future Lake & Pergola Analysis, Design, Prof Services etc.	\$ 120,000
Lake Rehabilitation Subtotal	\$ 1,515,000
Pergola Rehabilitation	
Pergola Grounds & Stormwater	\$ 300,000
Pergola Structural Repair, Hardscaping & Landscaping	\$ 600,000
Pergola Rehabilitation Subtotal	\$ 900,000
Contingency	\$ 100,000
TOTAL	\$ 2,515,000

NLV Pergola 4th & 5th Plat Developer

- Box RE Dev Team
- Will develop remaining TND Land
- Will complete lake and pergola rehabilitation



TDD Extension

Purpose

- Request:

For the City Council to approve a resolution directing staff to take the necessary action to assist the TDD to extend the TDD sales tax from 12/31/2025 to 12/31/2048

TDD Extension

- Background:
 - This is a clean-up item for the two New Longview TIF Plans
 - Both the NLV TIF Plan (2015) and LVF TIF Plan (2003) anticipated the TDD being in place for the duration of those TIF Plans but it was agreed to address this detail at a later date
 - With the other matters being considered with the project, it seems an opportune time to resolve this item as well

TDD Extension

- Timing Considerations:
 - Dec 2015 - NLV TIF first formed
 - Dec 2025 – Latest possible RPA activation (10 years later)
 - Dec 2048 – NLV TIF – latest RPA expiration

TDD Boundary – Northern Portion Only



TDD Extension

- Request:

For the City Council to approve a resolution directing staff to take the necessary action to assist the TDD to extend the TDD sales tax from 12/31/2025 to 12/31/2048

Recap

- Item #1 - TIF Amendments
 - Combining Lake / Pergola Descriptions
 - Allocating Contingency
- Item #2 – TDD
 - Resolution supporting extension of TDD Sales Tax
- Item #3 - CID

CID Overview

CID Overview

- Vision
- Improvements
- “Saddleback Plaza”
- Budget

NA Heartland



NEW
LONGVIEW
EST. 2002

third street & view high drive | lee's summit, missouri

MIXED-USE COMMERCIAL SITES

Looking West on Fascination Drive



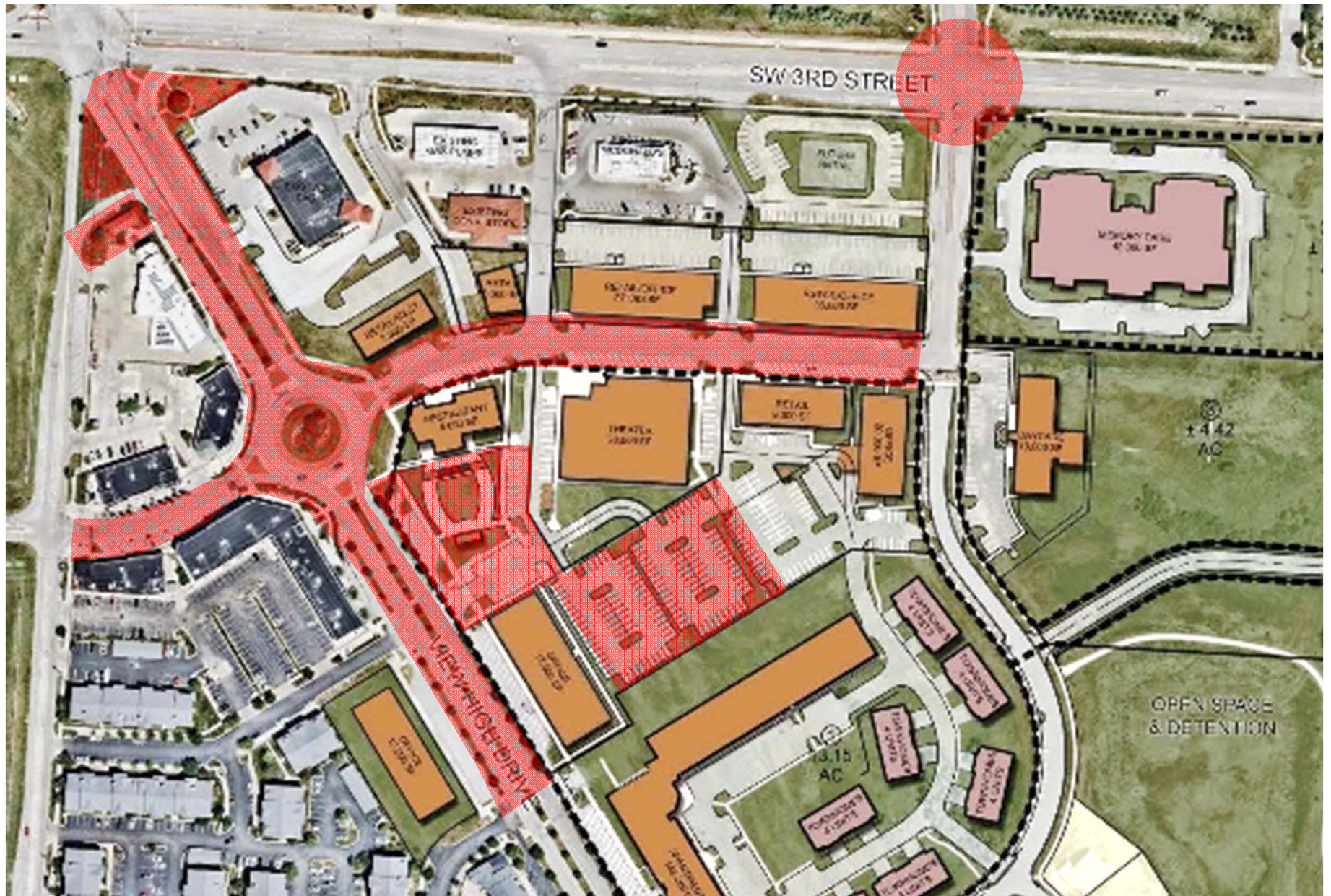
Looking East on Fascination Drive



Improvements

- Activity Plaza – “Saddleback Plaza”
- 3rd Street traffic signal
- Sitework on ROW and shared parking
- Streetscape plan
- North Arch maintenance

Proposed Improvements



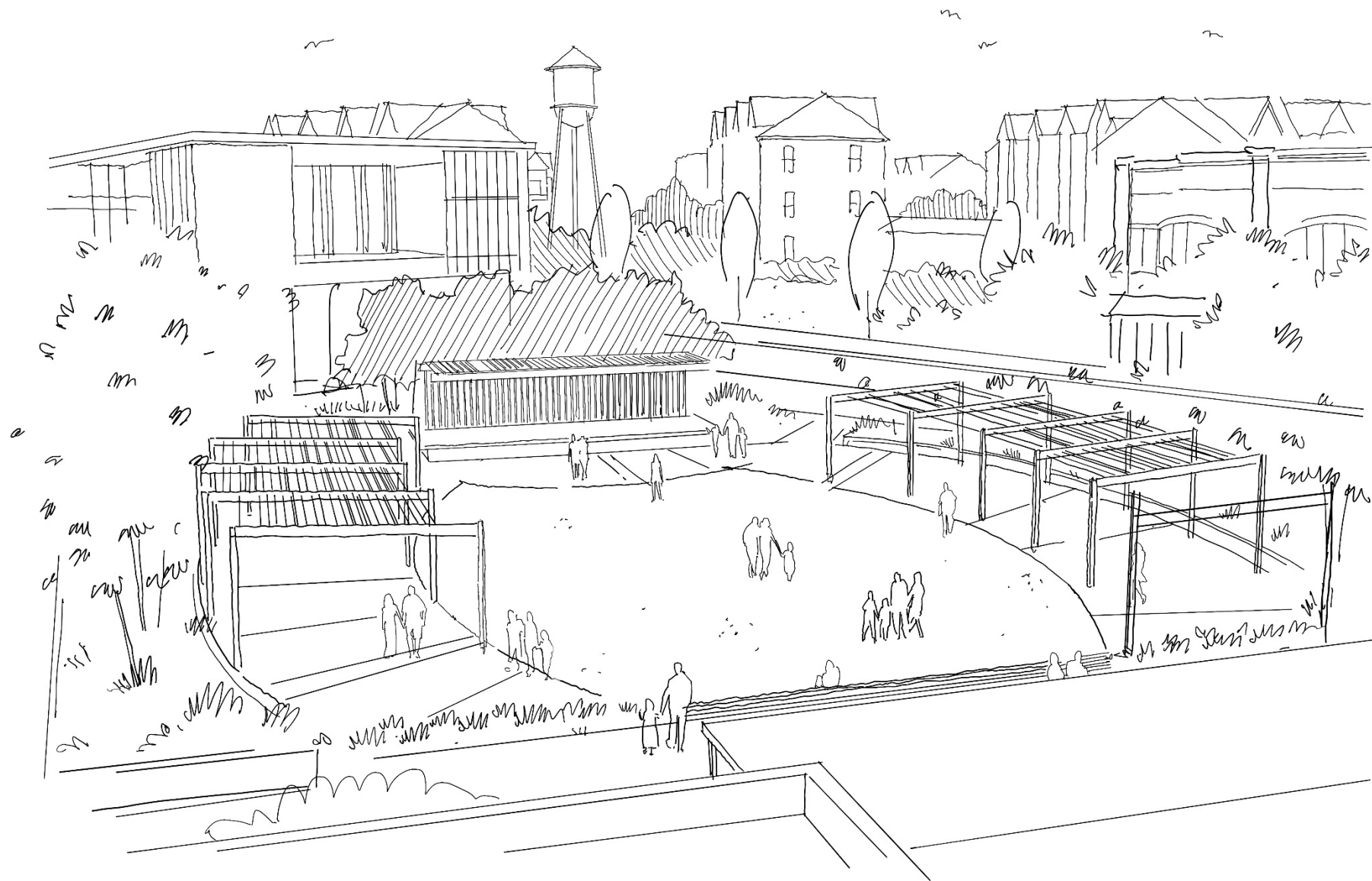
“Saddleback Plaza”

- Saddleback – linkage to history of Longview Farm
- 1.0 acre site next to B&B Theatre – central location
- To be used as open space and event space
- To be owned, managed and maintained by the Commercial Association – already formed and active
- Interface with adjacent retail and restaurants
- Visible from Longview Boulevard
- Catalyst for additional traffic and community identity
- Potential collaboration with City or other organizations

“Saddleback Plaza”



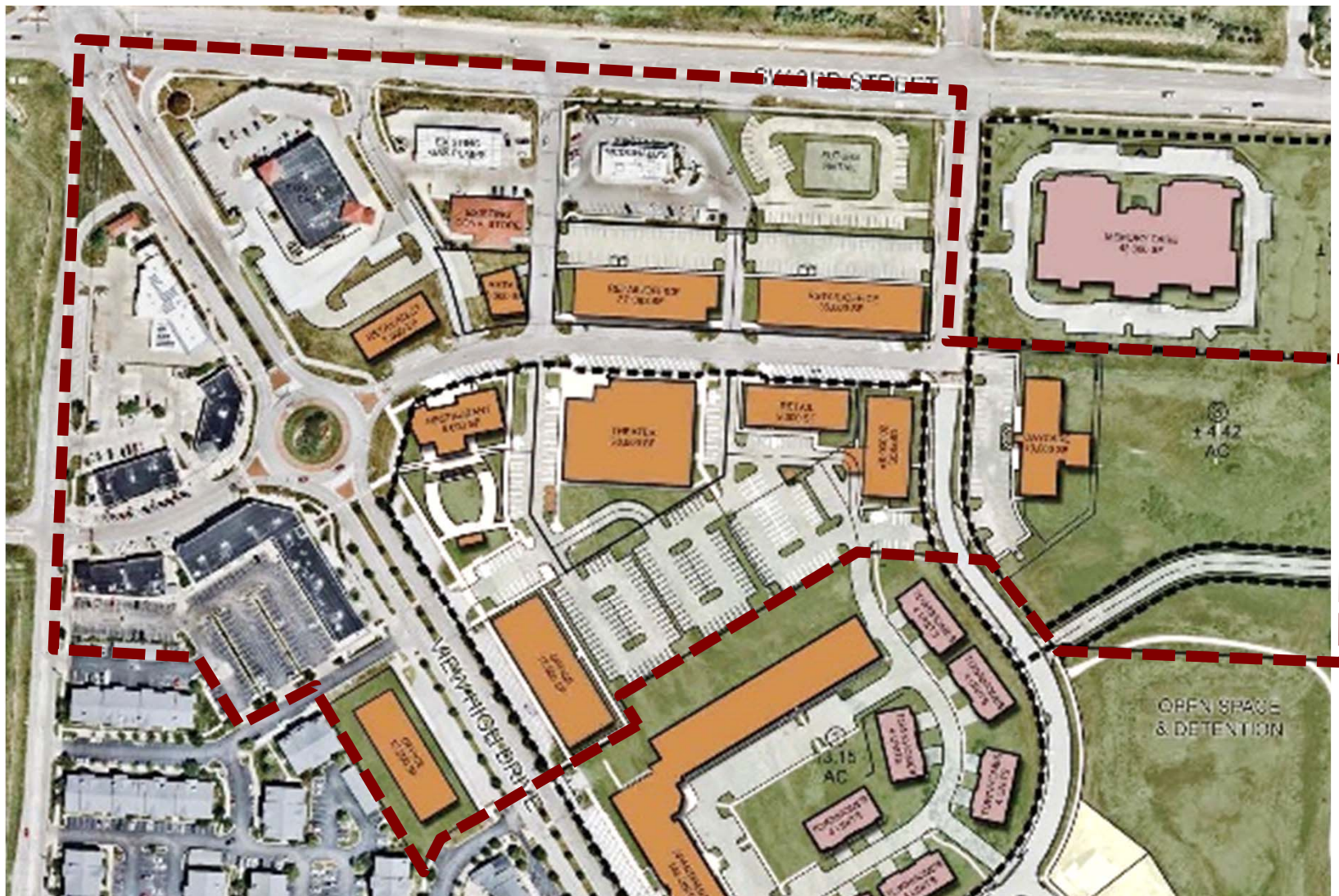
Looking Southwest



Looking Northeast



Proposed CID Boundary



CID Budget

Use	Amount	Comments
Activity Plaza (Fascination at NLV Tract A) Central Green / Hardscape / Landscape Adjacent Streetscape along Fascination/Longview Blvd Pedestrian Connectivity Surface Parking	\$ 2,250,000	Saddle Plaza - Base
Offsite Sitework Obligations	\$ 330,000	3rd St / Kessler Drive Traffic Signal & Other
Grading, Paving & Utilities	\$ 300,000	ROW & shared parking stalls
Professional Fees	\$ 300,000	legal, consulting, traffic study, other
Remaining Streetscape & Landscape Balance of Fascination / Kessler	\$ 250,000	ROW & common areas
North Arch	\$ 50,000	maintenance & upkeep as needed
Contingency	\$ 500,000	general contingency
Total (w/ surface parking)	\$ 3,980,000	
Structured Parking	\$ 1,500,000	Lot 1D - 160 deck parking spots
Grand Total (w/ structured parking)	\$ 5,480,000	

CID Process

- Jan 14 – Signed CID Petition filed with City Clerk
- Jan 22 – CID Presentation
- Feb 5 - Public Hearing / First Reading
- Feb 19 - Second Reading
- Oct 1 – Anticipated start of CID Sales Tax

Questions & Answers
