

291 South LCRA Redevelopment Plan

City Council Public Hearing
November 7, 2023



LEE'S SUMMIT
MISSOURI

Yours Truly



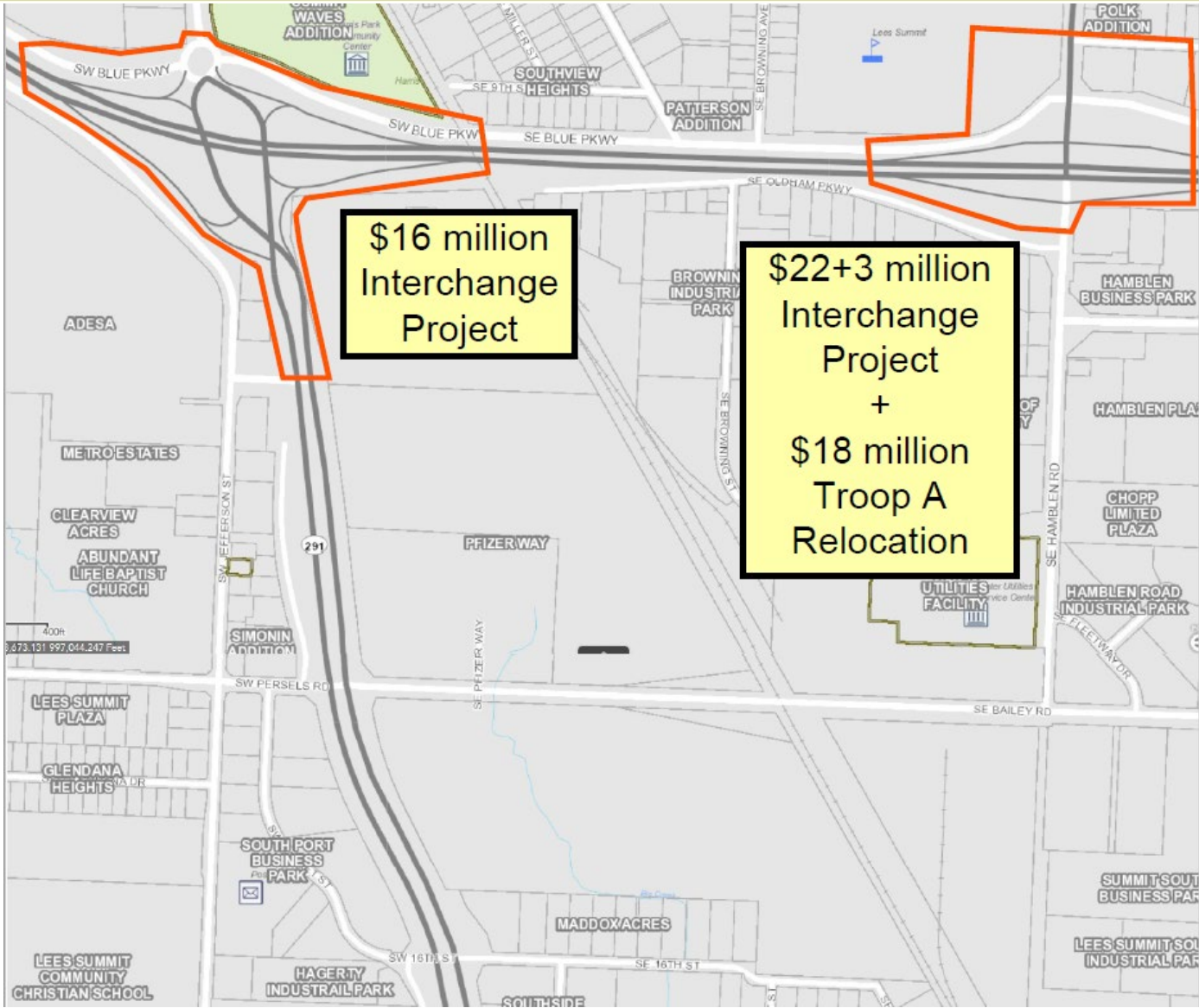
Funding Issue

- **Problem:**

- Lack of State funding for Highway Projects
- Inflation impacting Interchange Project

- **Possible Solution:**

- Use LCRA and CID to lessen City impact
- Partner with pending development along 291 South Corridor through Public-Private Partnerships



**\$16 million
Interchange
Project**

**\$22+3 million
Interchange
Project
+
\$18 million
Troop A
Relocation**

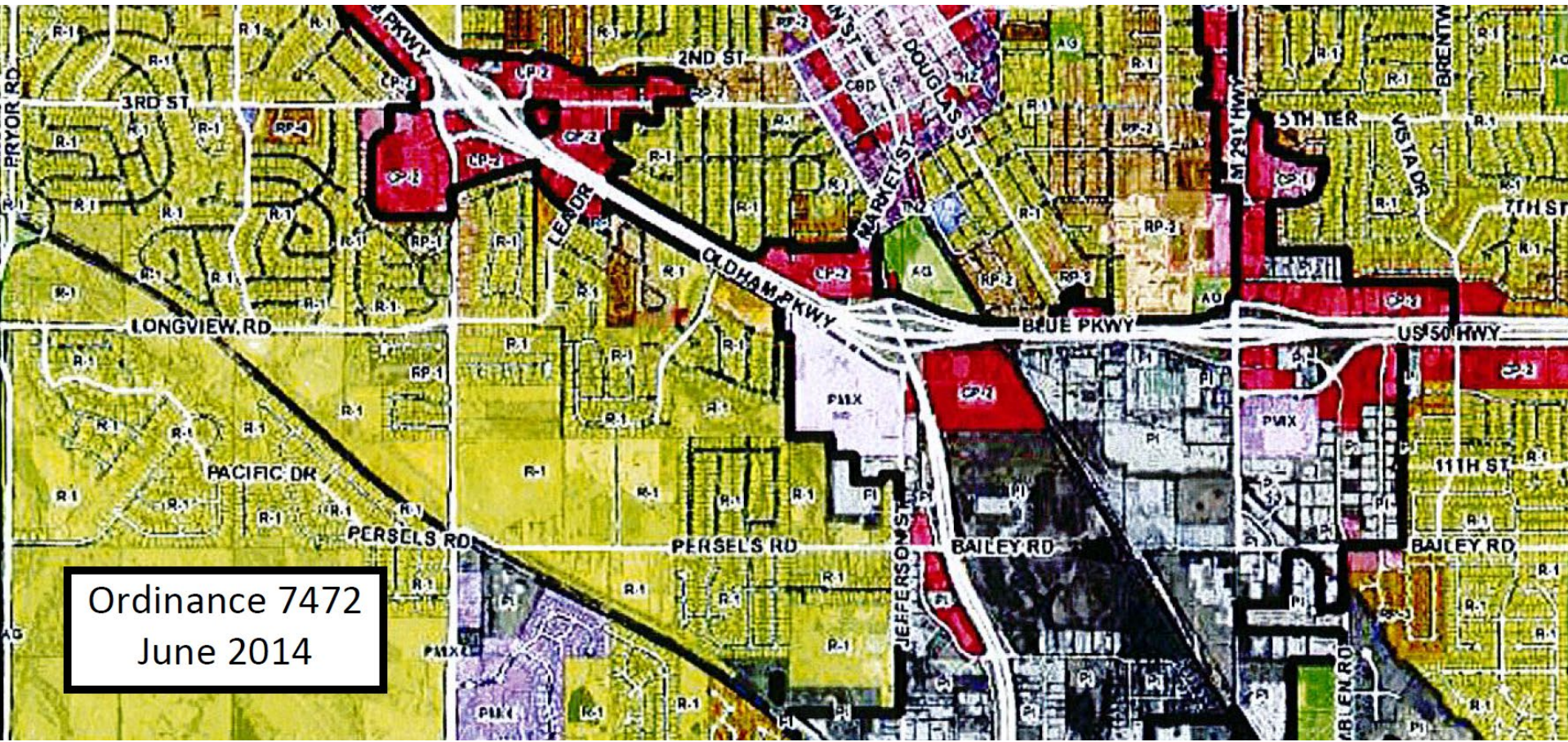
291N Interchange Funding Issues

- Troop A Relocation Cost
 - \$8,113,000 original estimate from MHP
 - **\$18,091,203** bid estimate in June 2022; letting September 2023
- Funding Sources for Troop A Relocation
 - \$8,113,000 City commitment in 2021
 - \$3,250,376 State Highway & Transportation Fund 0644 in 2022
 - \$6,727,827 Legislative authorization to solve gap in 2023
 - Governor vetoed \$2,727,827, allowed \$4,000,000 in 2023
- City funding for \$8.1M Contribution
 - \$2,000,000 MoDOT/Troop A land sale
 - \$4,113,000 TIF Plan & Potential LCRA/CID Funding Plan
 - \$2,000,000 Capital Improvements Sales Tax (no reimbursement source)
- City covers Interchange Cost Increases: \$3,000,000 anticipated

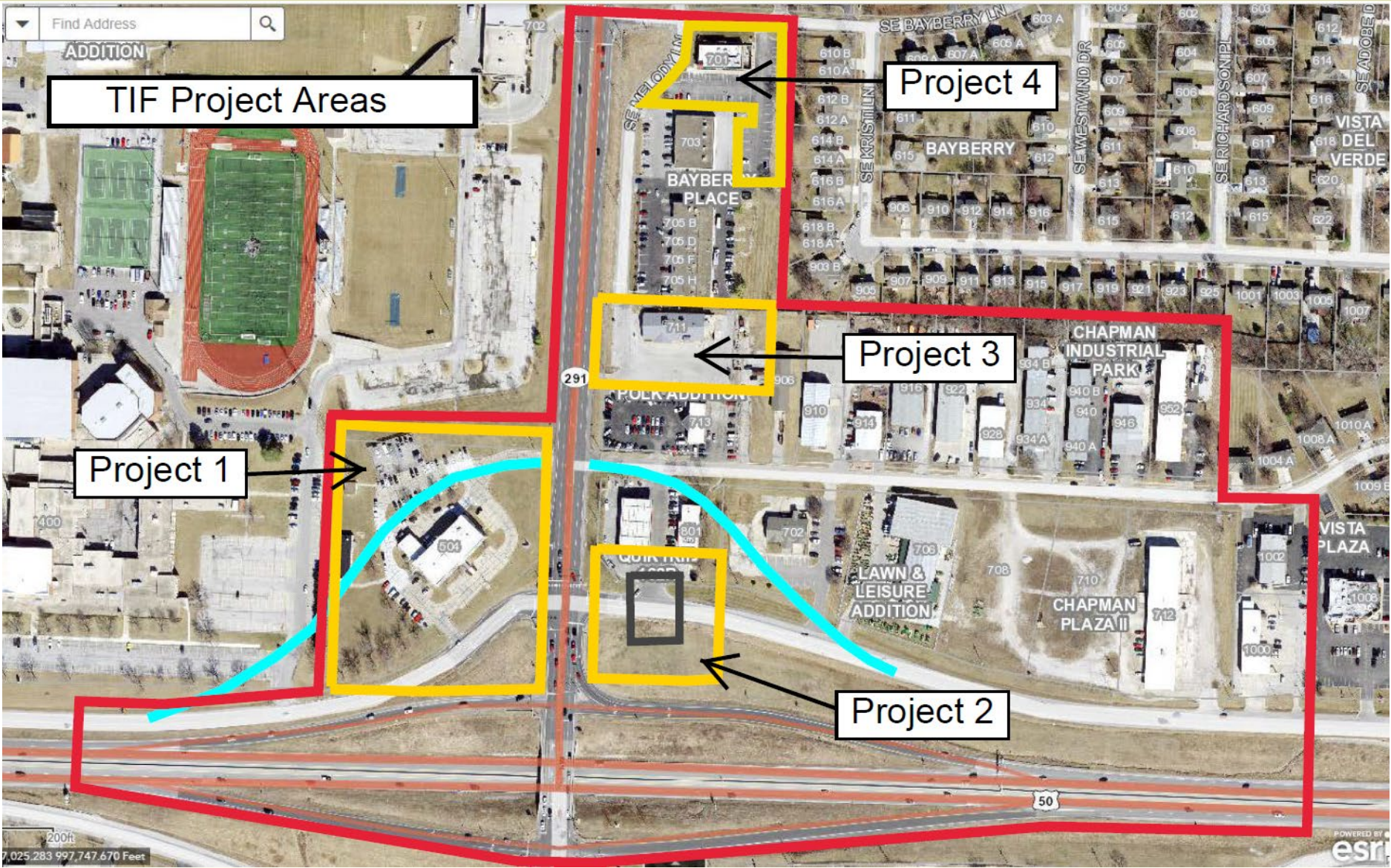
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Focus for
291 South
LCRA Plan



Ordinance 7472
June 2014



TIF Project Areas

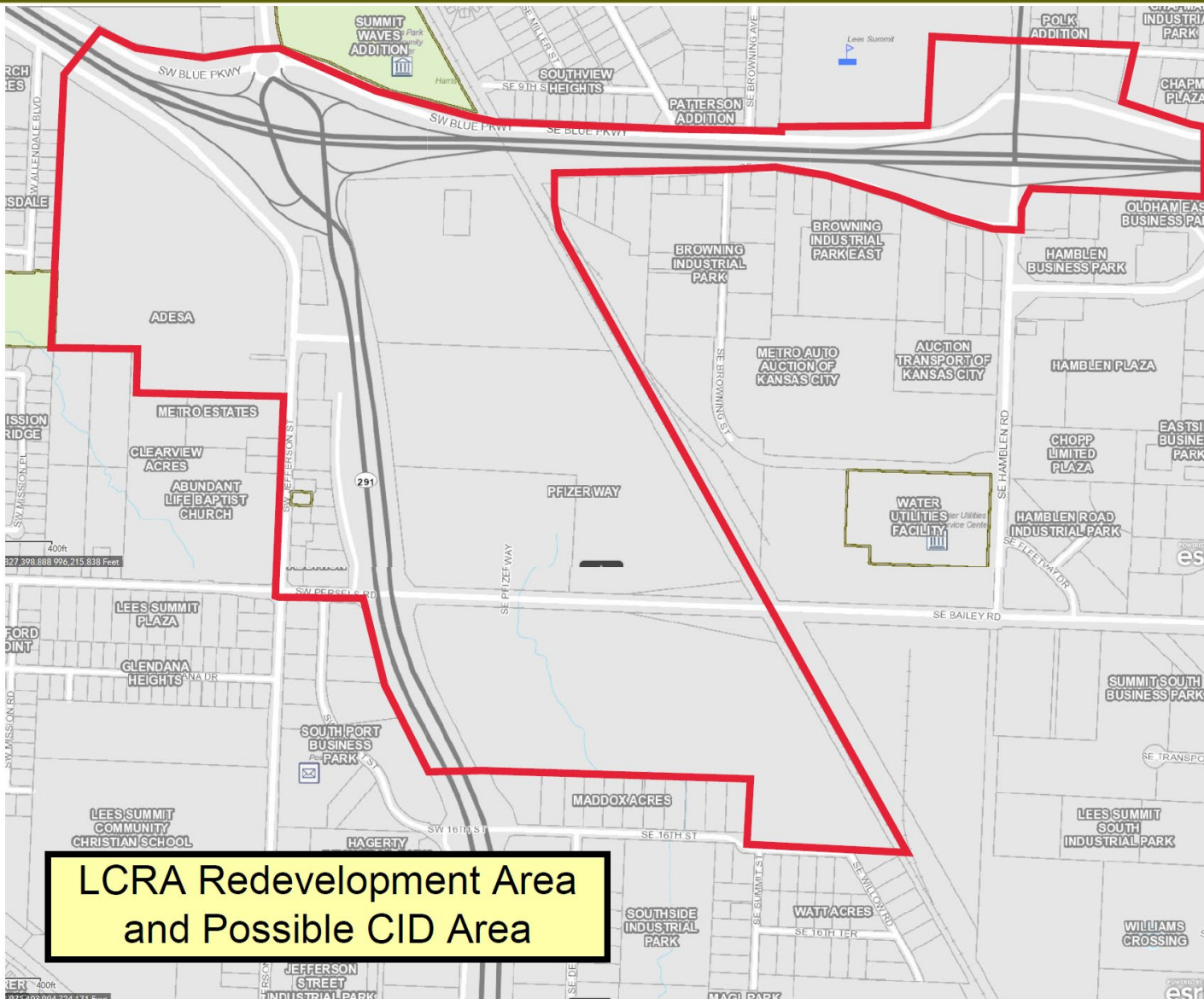
Project 1

Project 4

Project 3

Project 2

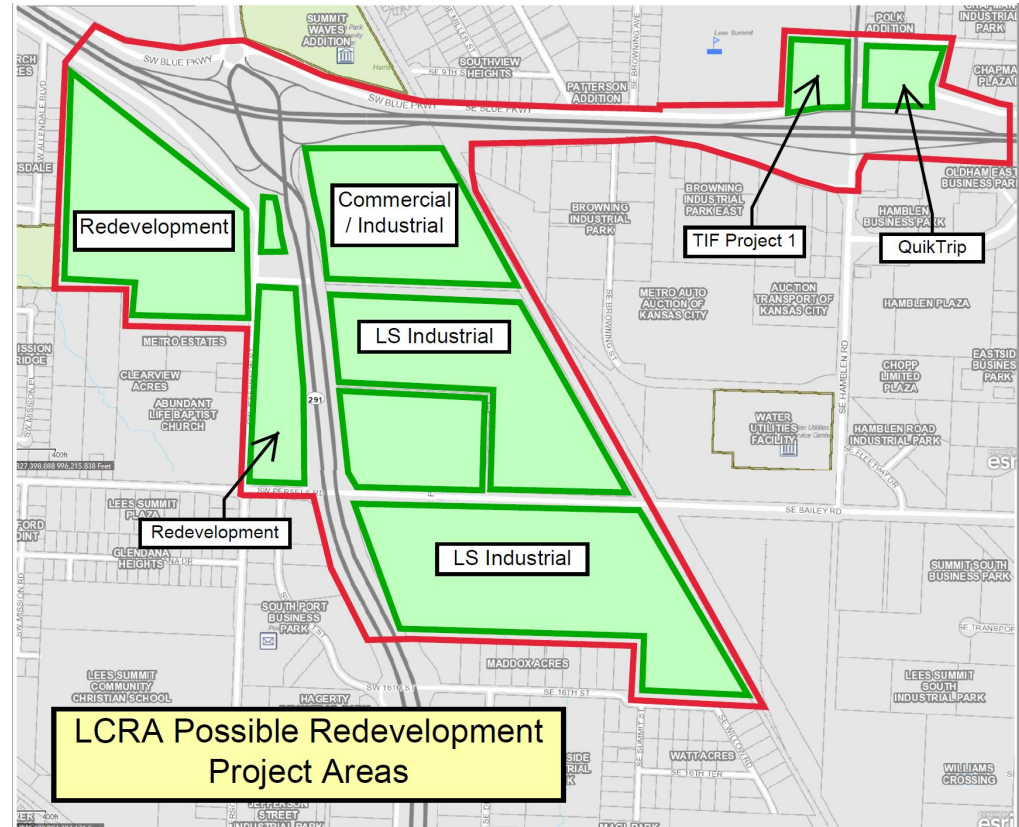




**LCRA Redevelopment Area
and Possible CID Area**

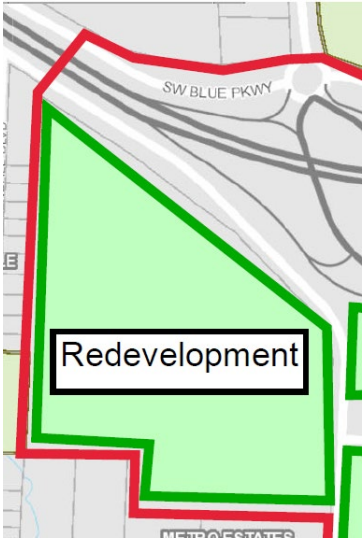
Potential Redevelopment

- ADESA Redevelopment – may request LCRA and CID
- Commercial / Industrial area preliminary discussions
- LS Industrial south already received LCRA Plan approval
- TIF Project 1 – tentative discussions, may request CID
- QuikTrip already in TIF area
- Numerous potential LCRA project configurations

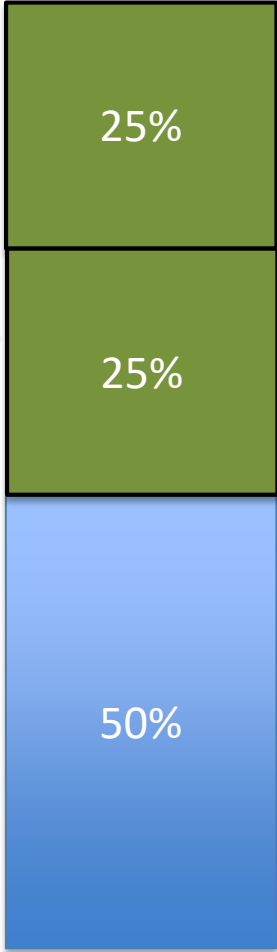


How LCRA Funding Could Work

**Example
Redevelopment
of ADESA
Property**



Tax Redirection
Property taxes abated through LCRA and partially replaced with Assessments paid to City.



→ Assessments → City for Eligible Costs

→ Assessments → Developer for Eligible Costs

→ Abatement → Developer

Highway 291 North LCRA Plan
Reimbursable Project Costs Schedule

291 North Interchange Project				
Item	Cost	MoDOT	City	
			Secured Funding	LCRA Plan Reimbursable Project Costs
Preliminary Engineering (Consultant)	\$2,401,165		\$2,401,165	
Right-of-Way Acquisition	\$1,870,000		\$1,870,000	
Right-of-Way Incidentals	\$17,000		\$17,000	
Utility Relocation	\$307,500		\$307,500	
Preliminary Engineering Review	\$15,000	\$15,000		
Right-of-Way Review	\$10,000	\$10,000		
Construction	\$16,007,770	\$10,705,408	\$5,302,362	
Potential Construction Cost Escalation*	\$3,000,000			\$3,000,000
Construction Engineering	\$1,280,622			
Total	\$24,909,057	\$10,730,408	\$9,898,027	\$3,000,000

* The City is responsible for the balance of the Interchange Project in excess of \$21,909,057, which is currently estimated to be up to \$3,000,000.

Missouri Highway Patrol Troop A Relocation				
Item	Cost	State	City	
			City Commitment	LCRA Plan Reimbursable Project Costs
Land Acquisition (MoDOT)	\$2,012,897	\$2,012,897		
Design	\$988,505	\$988,505		
Construction	\$14,009,142	\$5,896,142	\$4,000,000	\$4,113,000
Printing & Advertising	\$53,046	\$53,046		
Contingency	\$312,682	\$312,682		
Total	\$17,376,272	\$9,263,272	\$4,000,000	\$4,113,000

Funding Summary				
Item	Cost	State	City	
			City Commitment	LCRA Plan Reimbursable Project Costs
291 North Interchange Project	\$24,909,057	\$10,730,408	\$9,898,027	\$3,000,000
MHP Troop A Relocation	\$17,376,272	\$9,263,272	\$4,000,000	\$4,113,000
Total	\$42,285,329	\$19,993,680	\$13,898,027	\$7,113,000



Goals for LCRA Plan

- Safety, Connectivity, Economic Development
- Funding for Highway Patrol Relocation
- Address 291 North Interchange inflation impacts
- Facilitate development along 291 Corridor
 - Missouri Highway Patrol Property
 - 291 South, east side
 - Adesa Property & Jefferson Street Redevelopment
- Tailored and Targeted Use of Incentive Tools

End

Goals from 2014 GO Bond Issue for 291 South Interchange Project

- Safety
 - Reduced Crashes
 - Reduced Congestion
- Connectivity
 - Enhanced North-South connection
 - Safer route to nearby LSR7 Schools
 - Gateway to Downtown
- Economic Development
 - Better Access to underdeveloped south property
 - Improved business access for suppliers and carriers
 - Improved visibility



As a result of rounding, total may not equal 100%.