

# Update on 291 North & Highway 50 Interchange Project

Cost Share Agreement with Missouri Highways  
& Transportation Commission

Cooperative Agreement with Lee's Summit  
R-7 School District

Staff Presentation to City Council  
December 7, 2021



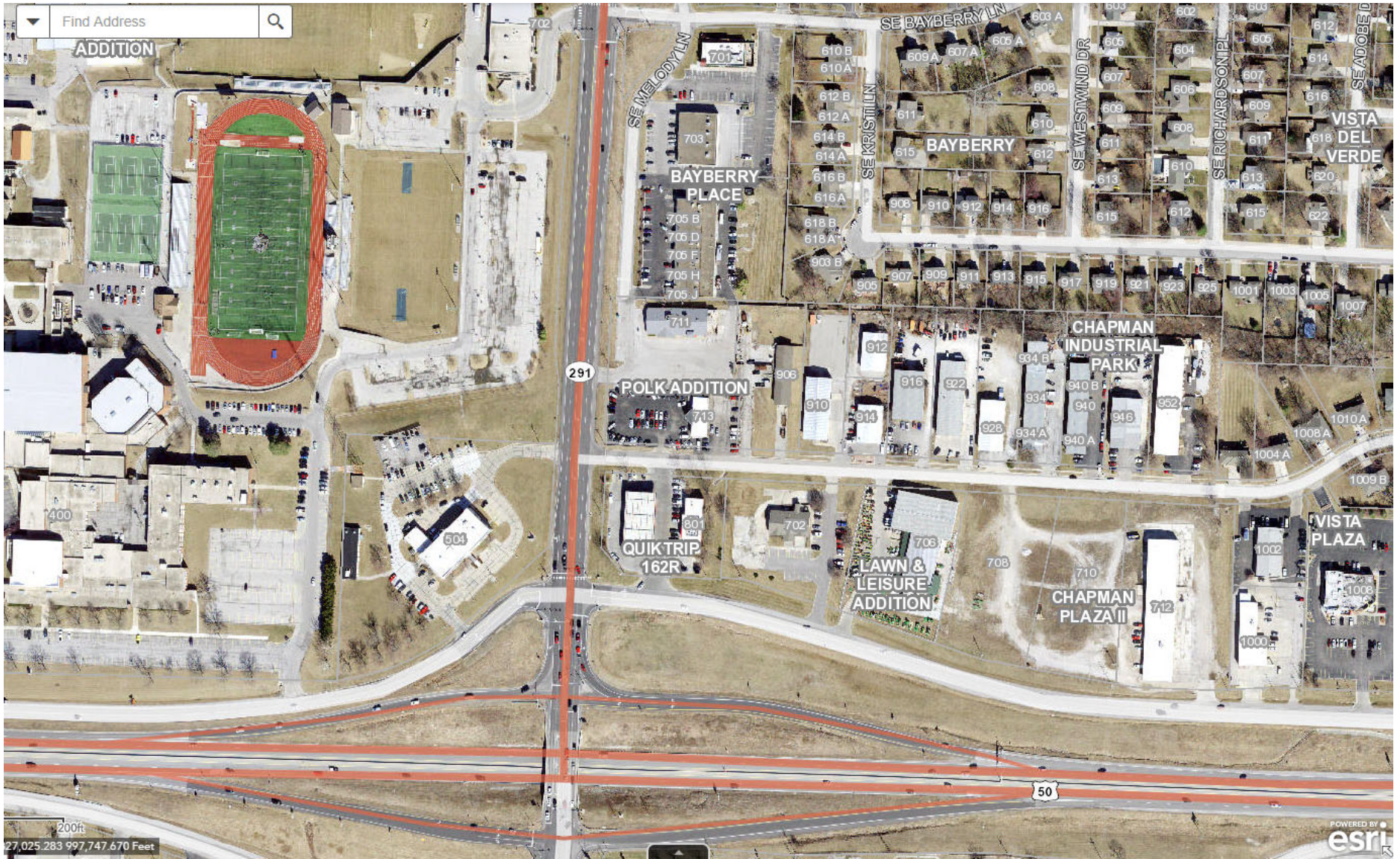
**LEE'S SUMMIT**  
MISSOURI



*Yours Truly*

# Presentation

- Goals
- Improvements Plan
- Partnerships
- Financing Plan
- Schedule
- Agreements



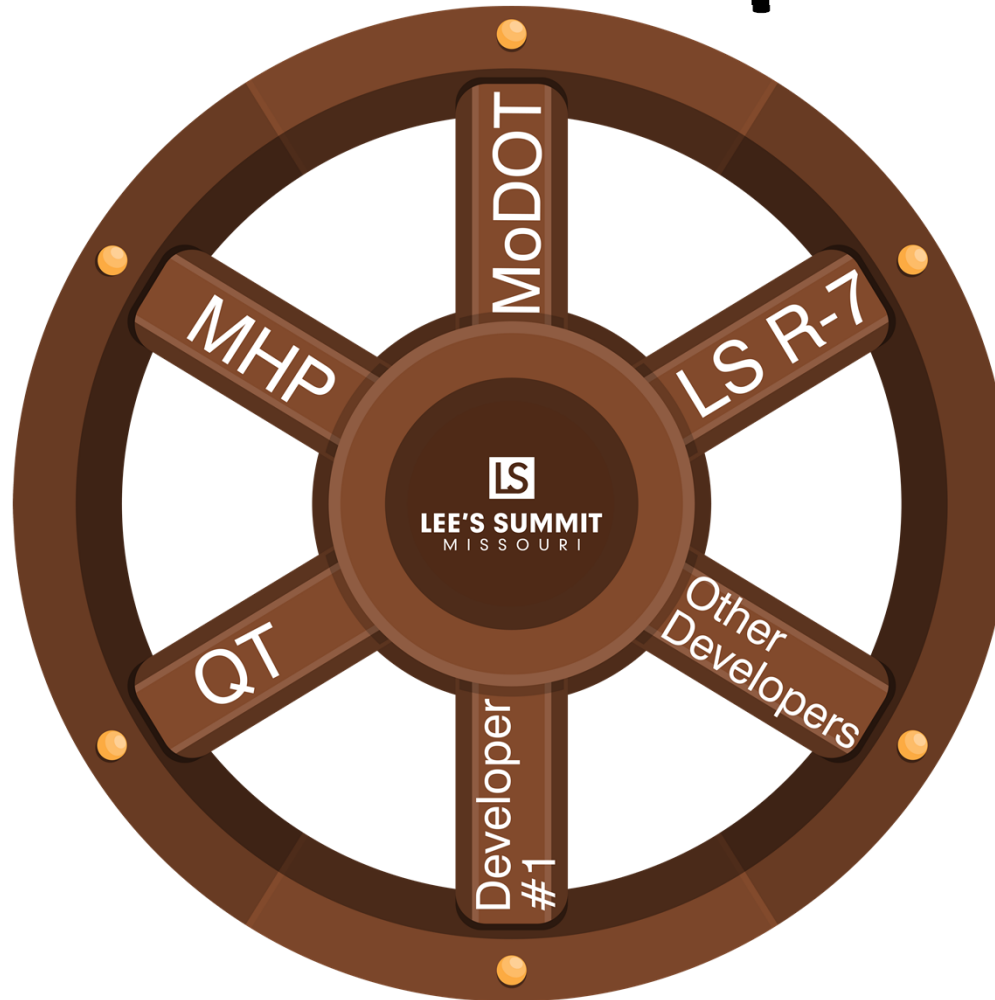
# Goals

- Enhance traffic safety & circulation
  - Reconstruct 291 North & 50 Interchange
  - Reconfigure Blue Parkway
- Move Highway Patrol to new location in City
- Redevelop Highway Patrol Property for commercial uses
- Redevelop QuikTrip & commercial sites
- Access is catalyst for additional redevelopment opportunities in the area

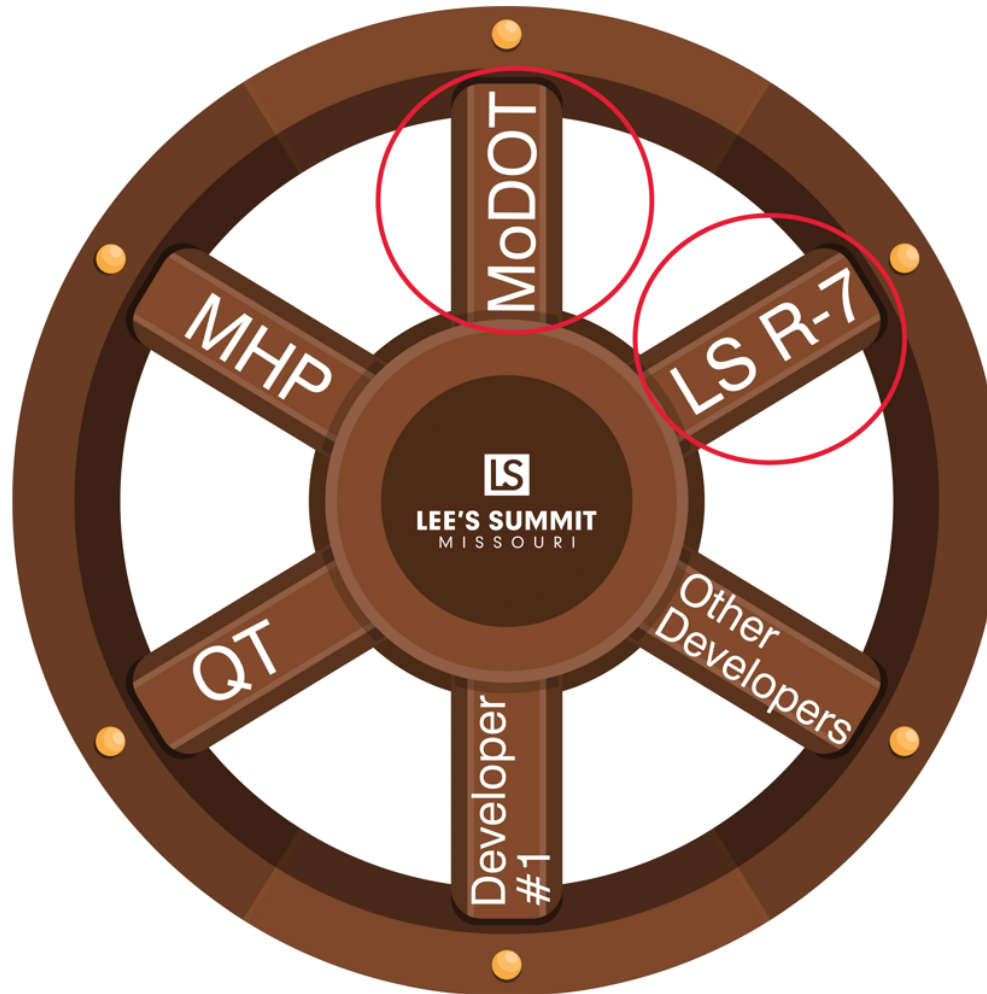
# Improvements Plan



# Partnerships



# Partnerships



# Partnerships

- **MoDOT Cost Share (City – MoDOT)**
  - Facility Project (100% City)
    - City to assign management to Highway Patrol
  - Interchange Project (45% City and 55% MoDOT)
    - City managed Design, ROW, and Utilities
    - MoDOT managed Letting and Construction
    - MoDOT to transfer Blue Parkway (Jefferson to Todd George) to City
- **LSR7 Coordination (City – LSR7)**
  - LSR7 manages high school project



# Partnerships

- **HP Troop A Relocation (City – OA/MHP)**
  - MHP will manage
  - LSR7 manages high school project
- **TIF Plan (City – Development)**
  - Developer manages private development
  - QT development plan coordination

# Project Budget (Cost Share Exhibit)

## Financial Responsibilities (Interchange Project):

	Current Estimate
Preliminary Engineering (Consultant)	\$2,401,165.00
ROW Acquisition	\$1,870,000.00
ROW Incidentals	\$17,000.00
Utilities	\$307,500.00
Sub Total (credit)	\$4,595,665.00

Preliminary Engineering Review (MoDOT)	\$15,000.00
Right-of-Way Review (MoDOT)	\$10,000.00
Construction	\$16,007,770.00
Construction Engineering (MoDOT)	\$1,280,622.00
Total	\$21,909,057.00

# Financing Plan (Cost Share Exhibit)

	Interchange Project	Facility Project	Facility Project + Interchange Project
Commission Cost Share Funds	\$10,705,407.00	\$0.00	\$10,705,407.00
Commission KC District STIP funds	\$1,305,622.00	\$0.00	\$1,305,622.00
Commission Value of Donated ROW*	\$0.00	\$2,012,897.00	\$2,012,897.00
Entity	\$9,898,028.00	\$8,113,000.00	\$18,011,028.00
OA/MSHP Value of Land Donated	\$0.00	\$1,004,387.00	\$1,004,387.00
Total	\$21,909,057.00	\$11,130,284.00	\$33,039,341.00

# School District Agreement

## LSR7:

Will build –

East Parking Lot

Stadium Parking

Will receive –

Payment for Land ~\$149,000

North HP Property

Douglas Parking

## CITY:

Will build –

Stadium Drive

Right-Turn Lane

Retaining Wall (if needed)

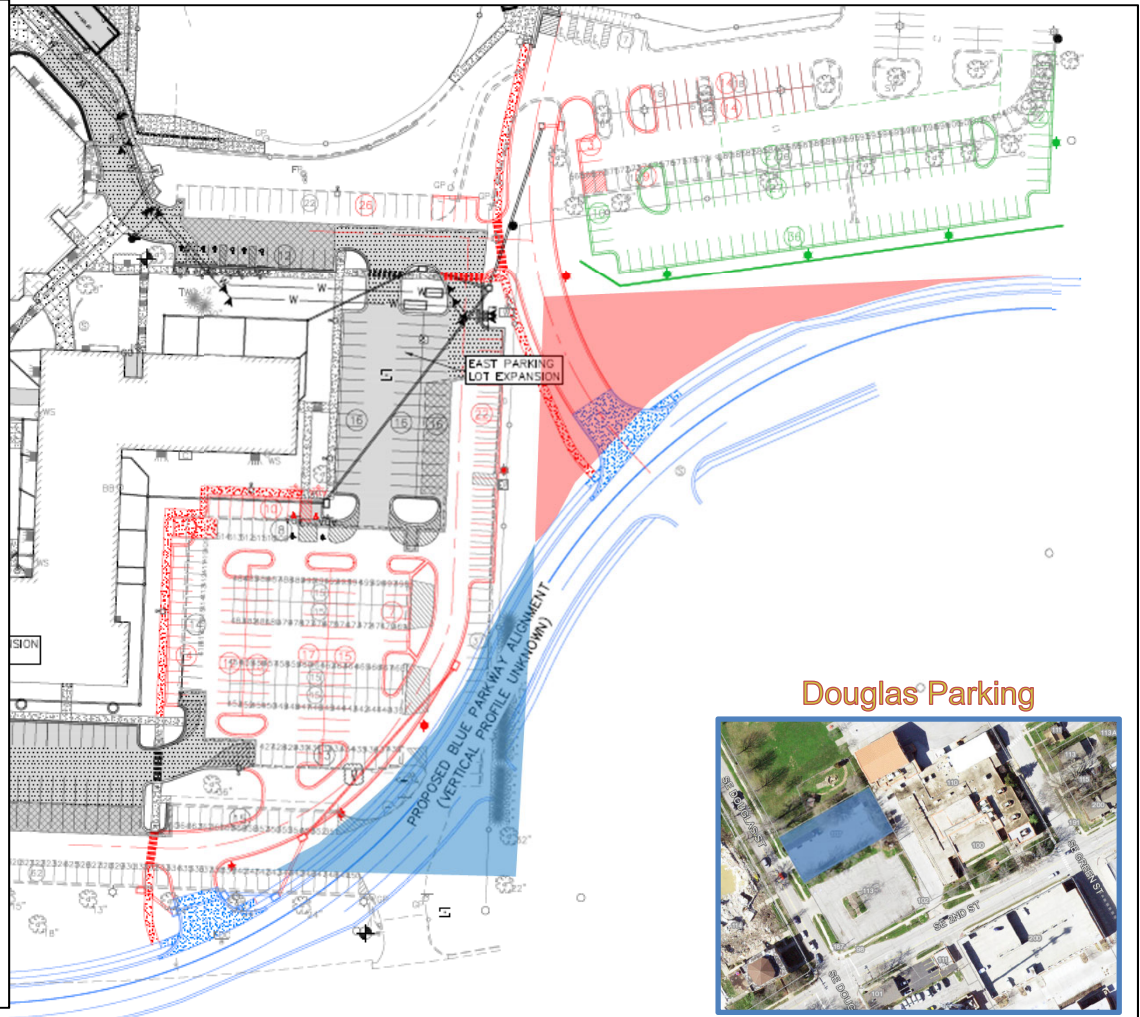
Will receive –

Land for Blue Parkway

Will transfer –

North HP Property

Douglas Parking



# Schedule

- ✓ Conceptual Planning, Scoping, Funding Identification
- ✓ TIF Plan Approval (Sept 2020)
- **MoDOT Cost Share Agreement (tonight)**
- **LSR7 Cooperative Agreement (tonight)**
- MHP Troop A Partnership (Q1 2022)
- TIF Plan Amendments (Q1 or Q2 2022)
- Redevelopment Agreement(s) (Q3 2022)
- Facility Project, Interchange Project, Development Project (2023-24)

- End -

# Additional Supporting Slides

# Schedule – Next Steps in Detail

- RFQ for Developer of TIF Project #1
- MHP Troop A Partnership/Funding Agreement
- RFQ for Design Services (Interchange Project)
- TIF Plan Amendments (TIF Commission, City Council)
- MHTC Approval
- Redevelopment Agreement(s)
- RFQ Award, then Design Work
- Begin HP Troop A Relocation
- State Acquisition-Date Issued for ROW, then Property Transactions

# Financing Plan

## Sources

- MoDOT Cost Share (State \$\$)
  - \$10,705,407 (For Construction)
- MoDOT KC District (State \$\$)
  - \$1,305,622 (In-Kind Services)
- CIP Sales Tax (City \$\$)
  - \$2,078,028 (Interchange Project)
  - \$2,100,000 (Facility Project)
- Excise Tax (City \$\$)
  - \$6,000,000 (Interchange Project)
- TIF Debt (City \$\$)
  - \$4,000,000 (Plan Estimate)
- Tap Fees (City \$\$)
  - \$450,000 (Water/Sewer Utility)
- ROW/Property Value (City \$\$)
  - \$2,000,000 Est. Land Sales
    - MHP Troop A/MoDOT Land Value
  - \$1,370,000 Est. Credits for ROW
    - LSR7 ROW Negotiated Value
    - Development ROW Donations



# Financing Plan

## Uses

### **Interchange Project**

- \$16,215,270 (Construction & Utility Relocations – Shared \$\$)
- \$2,401,165 (Design – City \$\$)
- \$1,887,000 (ROW – City \$\$)
  - Value of Land from (LSR7) & LSR7 Payment, Per Agreement
  - ROW Donations (LSR7/HP/MoDOT/DA)
  - Other ROW Acquisitions
- \$1,305,622 (In-Kind Services-State \$\$)

### **MHP Facility Project**

- \$8,113,000 (City \$\$)
- Land (State Transfers)

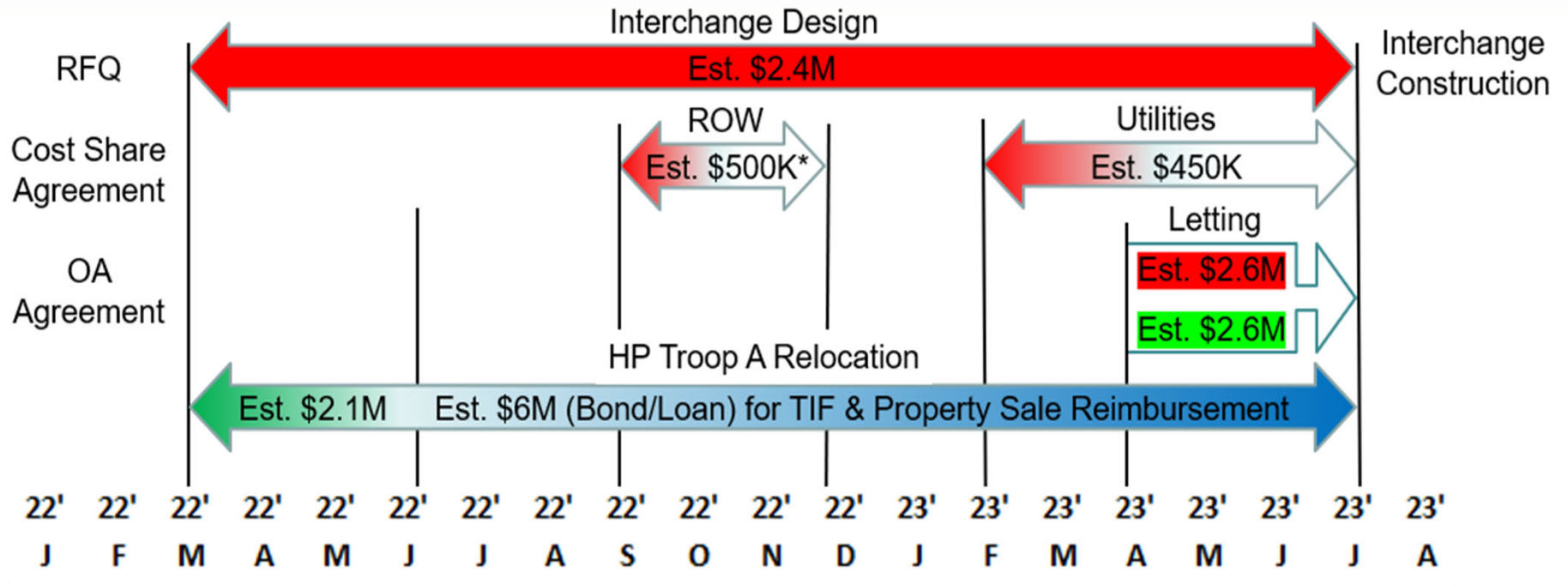
# Cash Flow Concept

Excise Tax – \$6M Obligated to Interchange Project

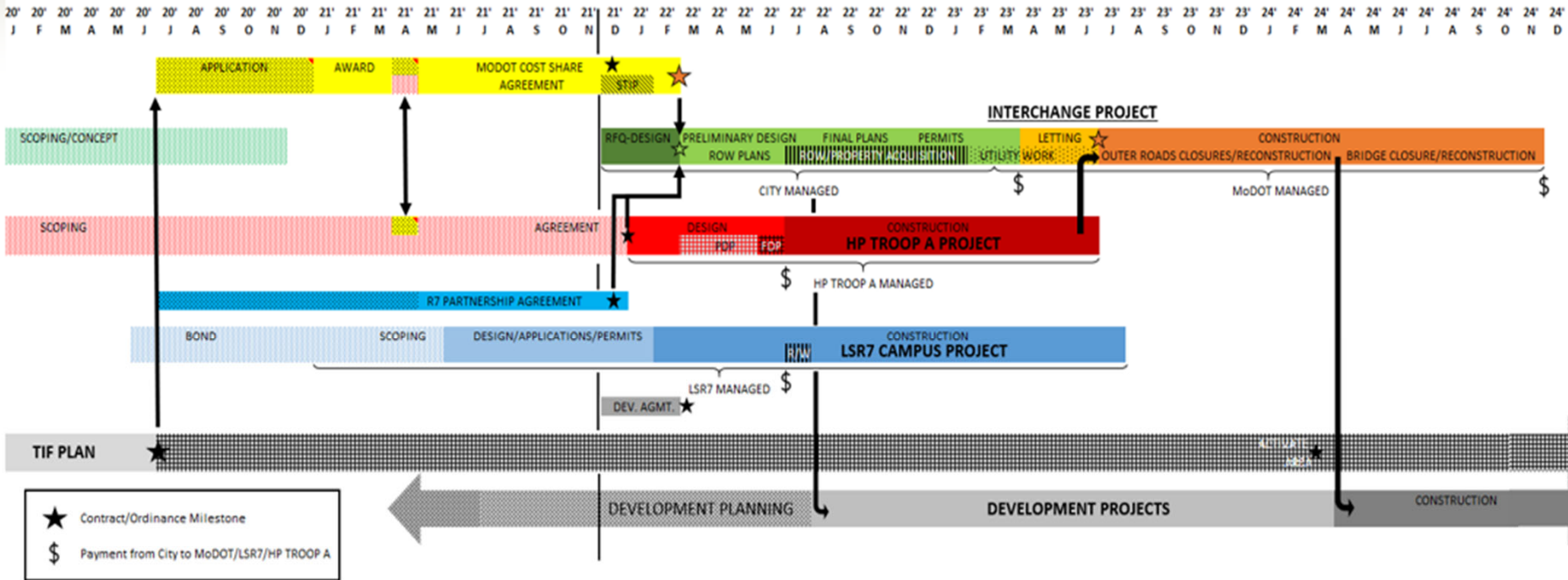
CIP Sales Tax – \$4.1M Available to Projects (\$2M for Interchange/\$2.1M for Facility in support of Interchange)

TIF and Land Sale – \$6M Estimated (\$4M Identified in TIF Plan/\$2M Estimated in Land Sales)

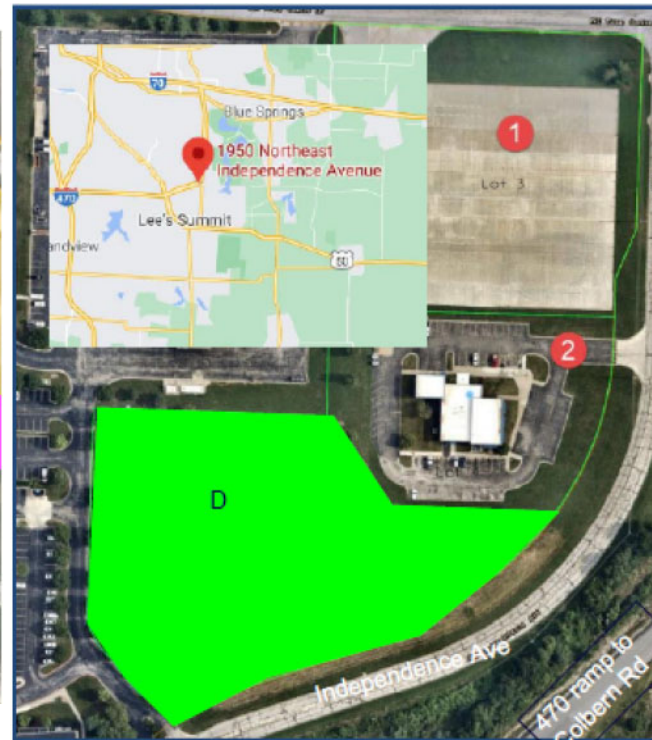
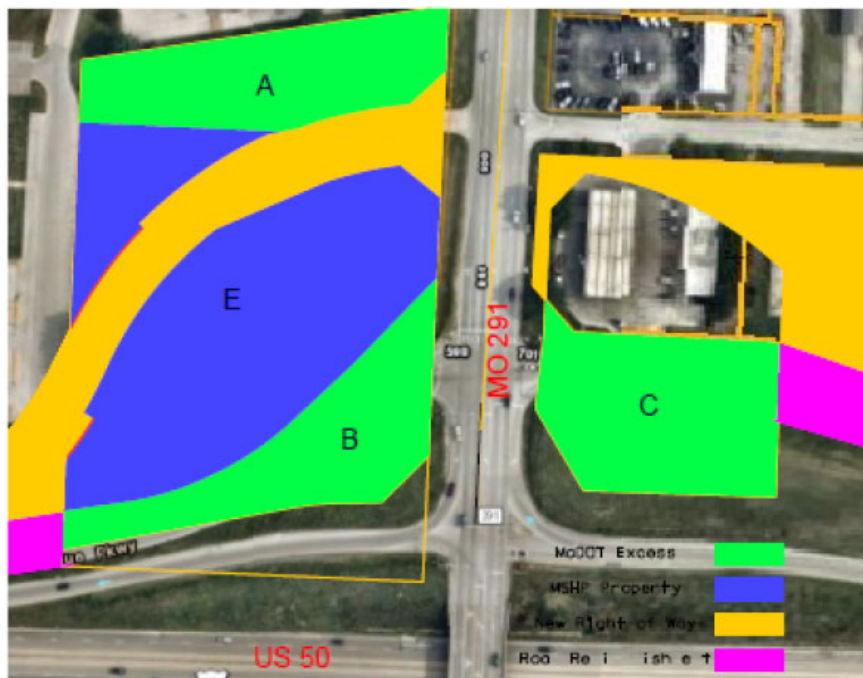
\* - Cash Payment to LSR7 and Property Acquisition Cost Estimates. Land/ROW Donations and Negotiated Values Excluded, but Credited to City for Cost Share



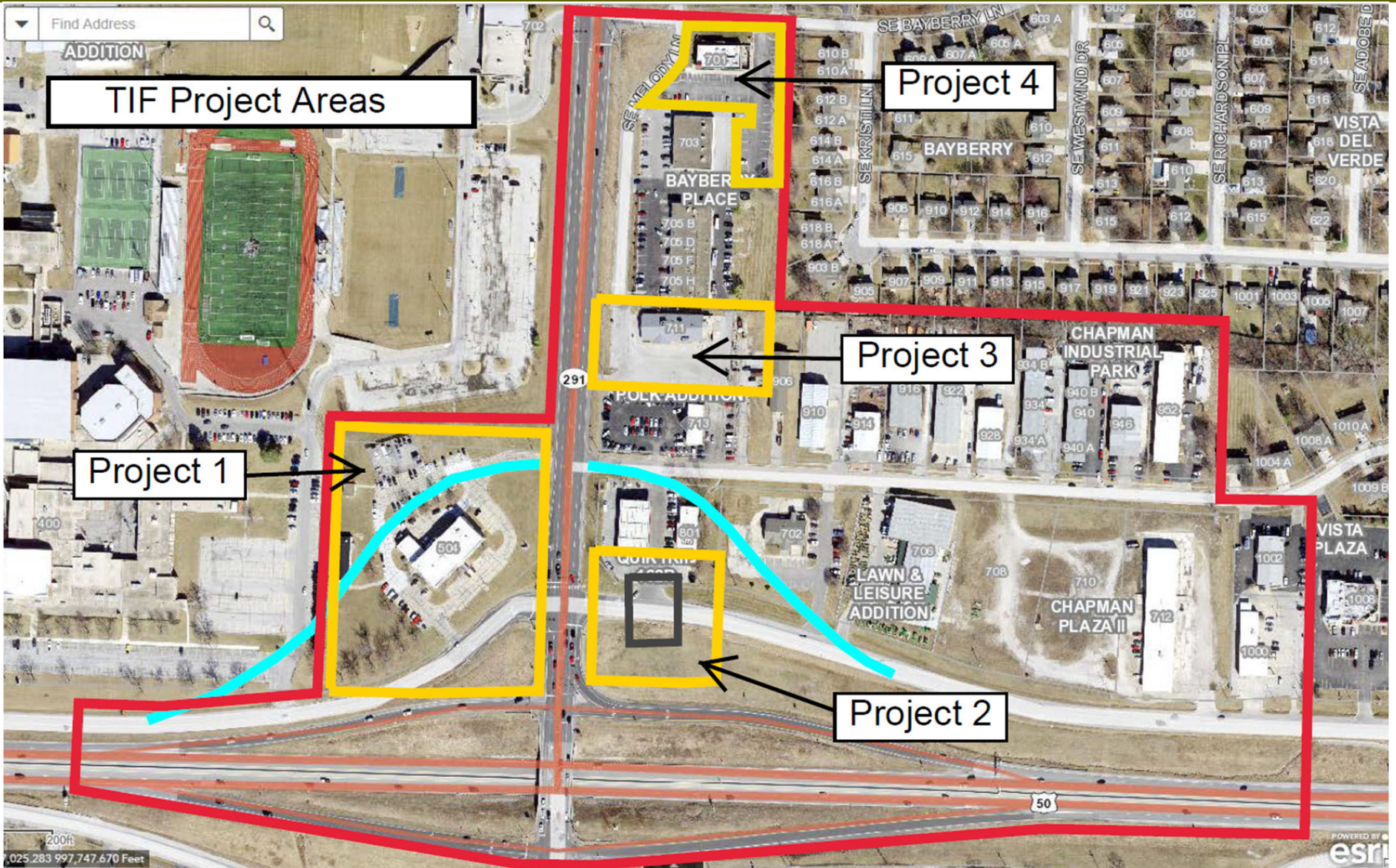
# Schedule



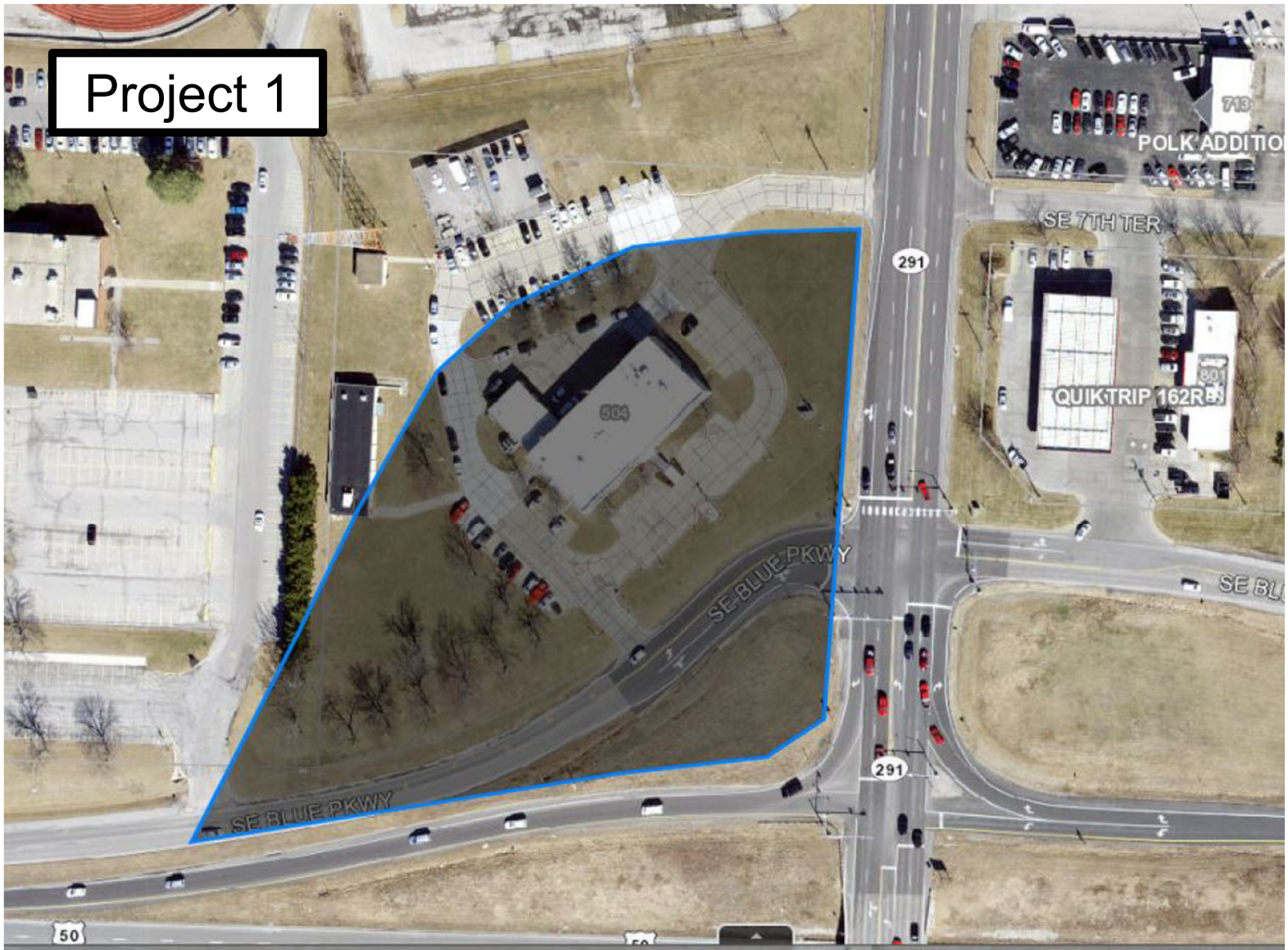
# Cost Share Exhibit – Land Exchanges & Values

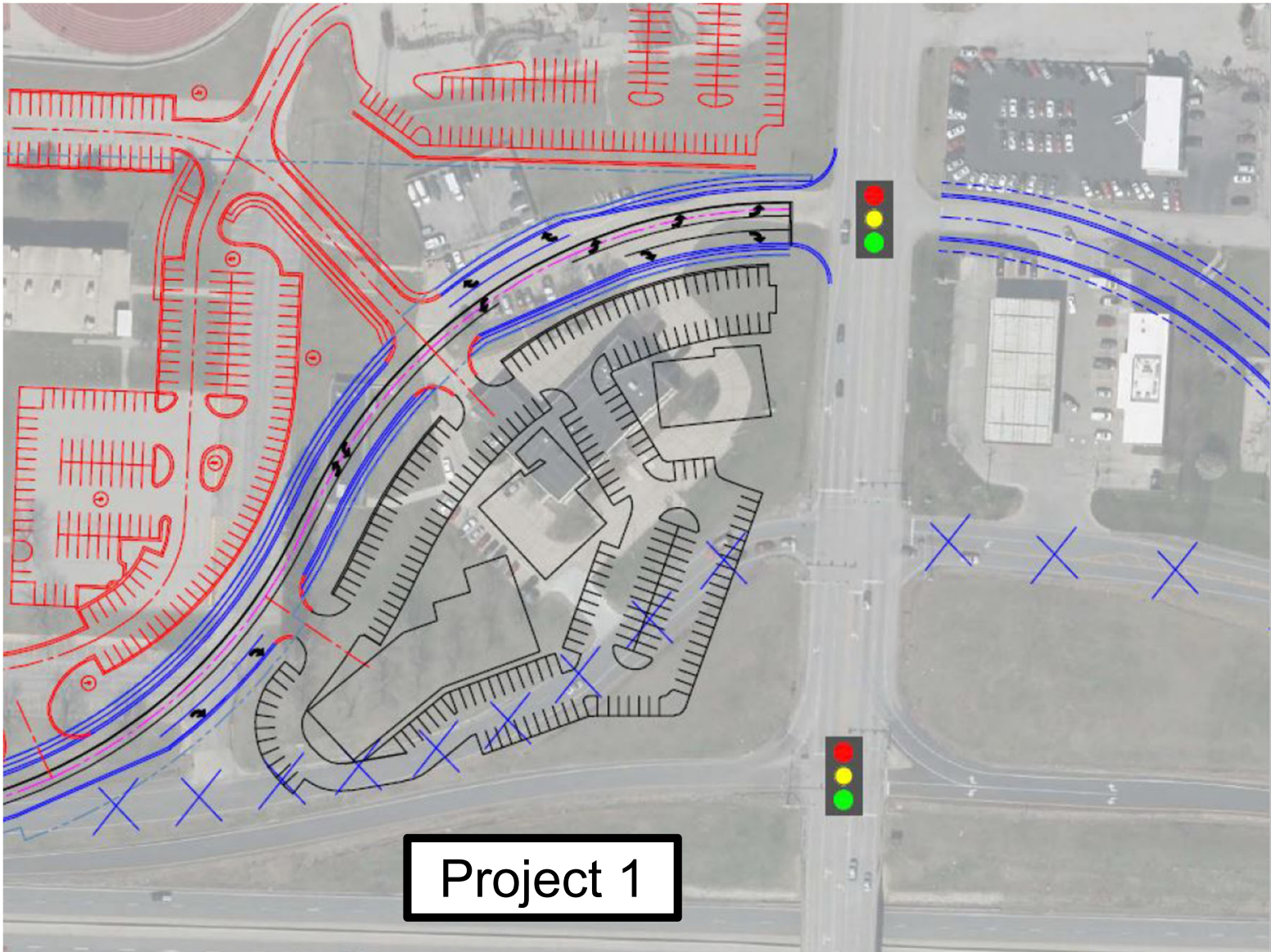


<b>Parcels</b>
A - North of MSHP site \$327,139
B- OR Area - West \$282,958
C - OR Area -East \$332,800
D - New MSHP site \$1,070,000
<b>Total Value \$2,012,897</b>
E - Existing MSHP site \$1,004,384

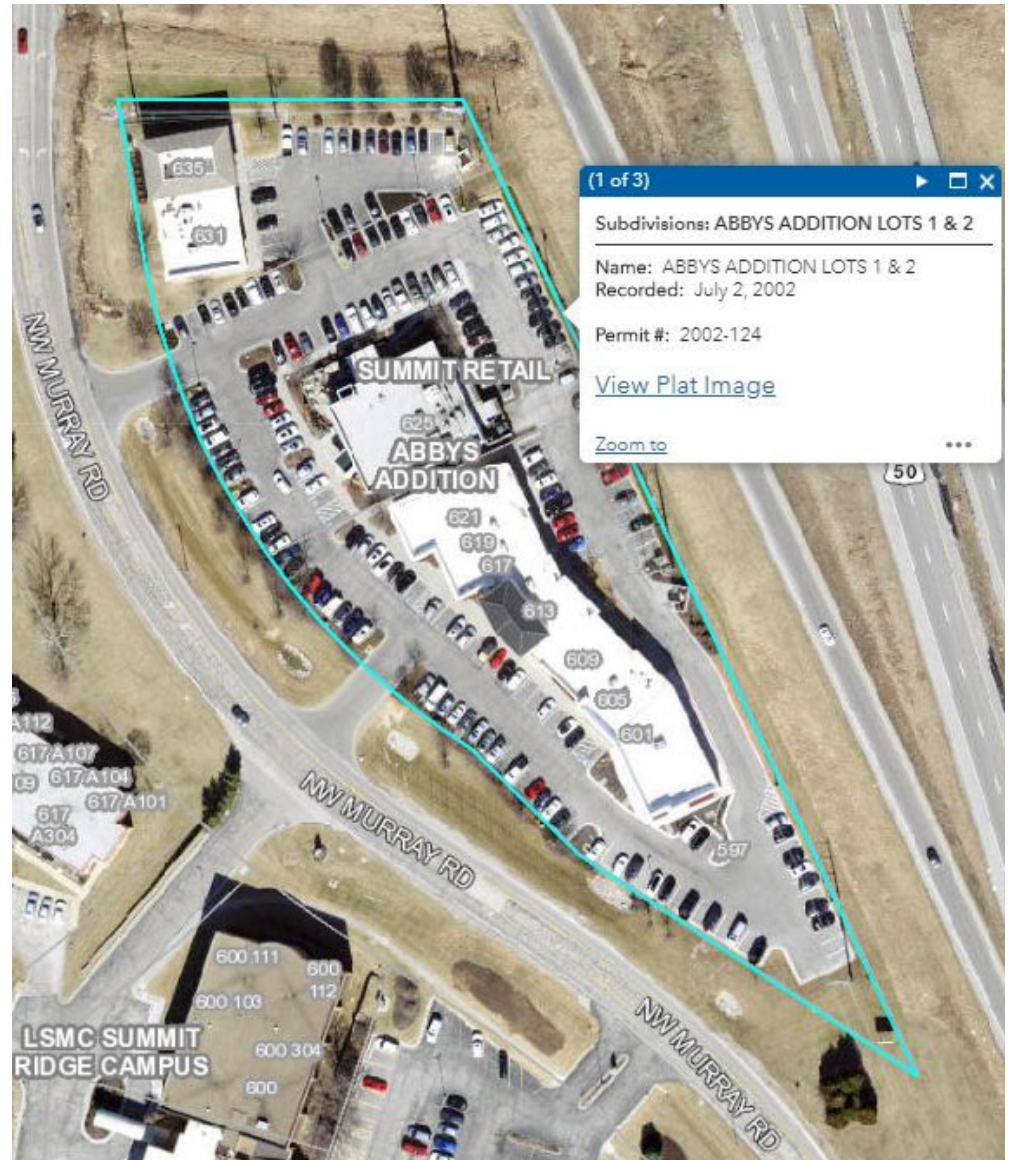
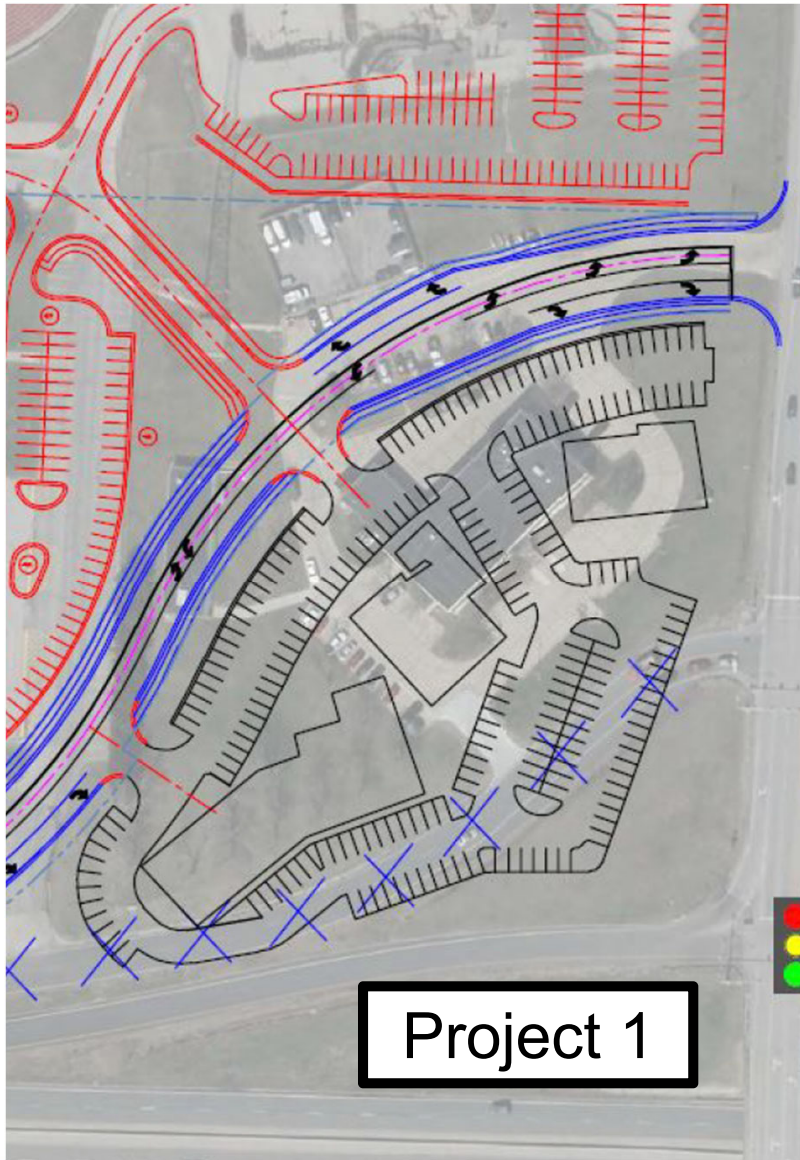


# Project 1



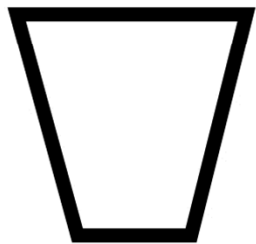
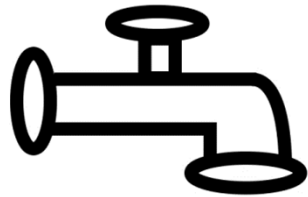


Project 1

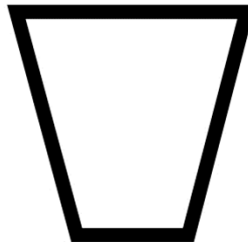




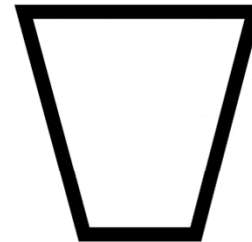
# TIF Revenue Waterfall



**BUSINESS  
RELOCATION  
COSTS**



**INTERCHANGE  
COSTS**



**FINANCING AND  
CONTINGENCY**



**SITE-SPECIFIC  
IMPROVEMENTS**