



New Longview

Tax Increment Financing District

An abbreviated history

December 5, 2023

2003 Aerial

New Longview | Lee's Summit, MO

New Longview



2003 Master Plan

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Retail/Office

Apartments

Dairy Barn Complex

Farm Office Complex

Townhomes

Longview Farm Elementary

Single Family TND

Longview Mansion

Pergola

Old Longview Lake



BoxDevCo
real estate

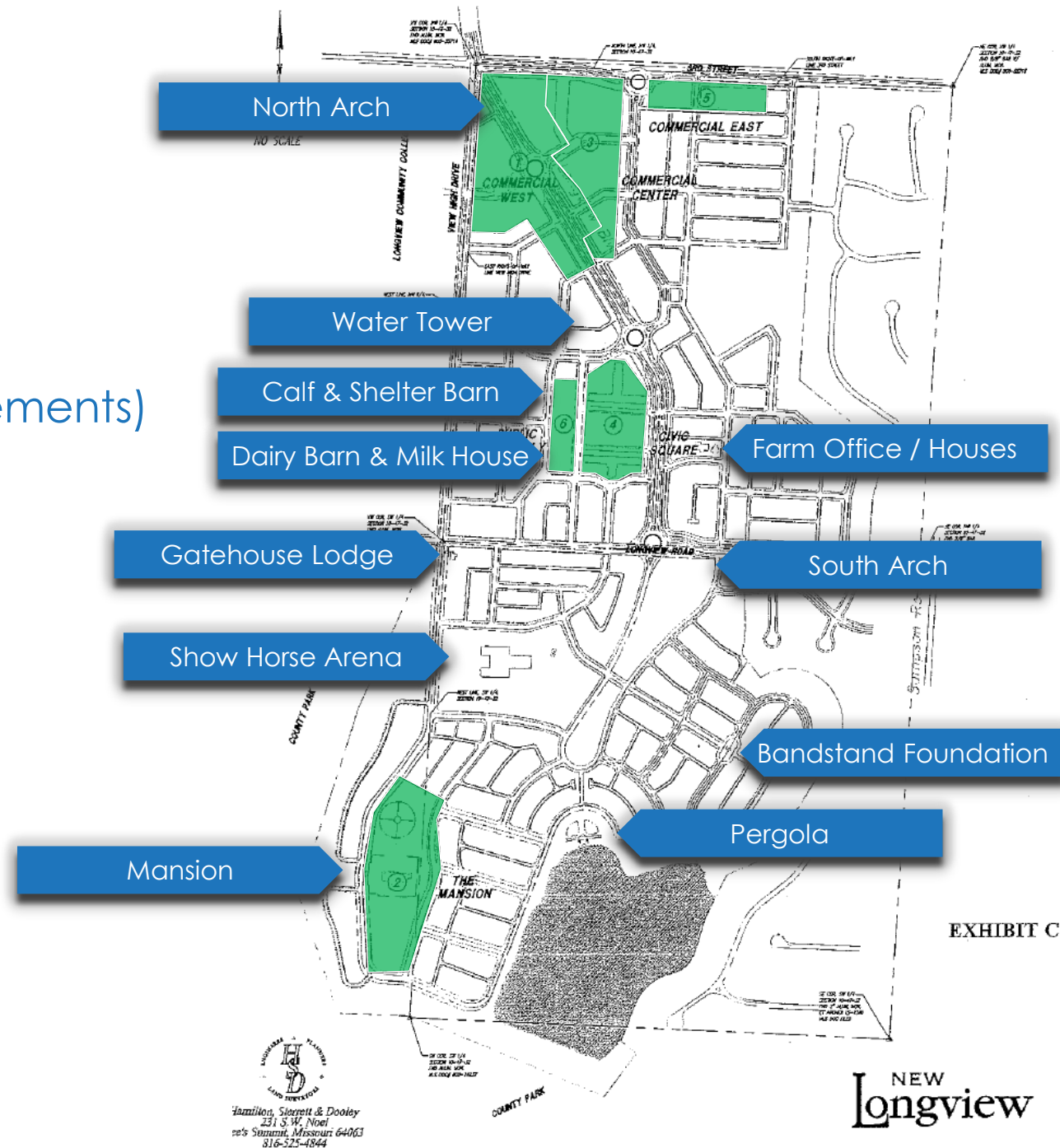
2003 Longview Farm TIF Plan

New Longview | Lee's Summit, MO

Sources (TIF Project Areas)

Uses (Historic Project Improvements)

Exhibit C TIF PROJECT AREAS



2003 Longview Farm TIF Plan

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EXHIBIT E
Longview TIF Plan - Private and Historic Project Improvements

Redevelopment Phases		TIF Projects	Private Project Improvements:				Historic Project Improvements: Historic Rehabilitation
Phase	Dates		Single-Family Residential	Multifamily Residential	Office Space	Retail Space	
Phase I -- Residential	March 2003 to May 2007		130 units	20 units			Pergola: 2,778 sq.ft. Bandstand Foundation: 500 sq.ft. Water Tower: 500 sq.ft.
Phase II -- Commercial West and Longview Boulevard	March 2003 to June 2007	TIF Project 1		213 units	55,300 sq.ft.	89,700 sq.ft.	
Phase III -- Mansion	November 2003 to December 2004	TIF Project 2				34,000 sq.ft. (Mansion special events)	Mansion: 24,000 sq.ft rehabilitation, 10,000 new construction Longview Arches Project: preservation and/or relocation
Phase IV -- Commercial Central	November 2004 to May 2008	TIF Project 3		50 units	155,700 sq.ft.	135,400 sq.ft.	
Phase V -- Civic Square	September 2005 to June 2008	TIF Project 4	72 units	64 units	128,200 sq.ft.		Calf & Shelter Barn: 38,000 sq.ft. Dairy Barn & Milk House: 17,400 sq.ft.
Phase VI -- Commercial East	September 2006 to March 2008	TIF Project 5	38 units	98 units	32,200 sq.ft.	28,700 sq.ft.	Farm Office: 2,400 sq.ft. Dairy Manager's House: 1,800 sq.ft. Saddle Manager's House: 1,600 sq.ft.
Phase VII -- Residential And Office	December 2006 to June 2009	TIF Project 6	120 units	98 units			Show Horse Arena: 44,000 sq.ft.
Phase VIII -- Residential	June 2007 to June 2010		58 units	24 units			Gatehouse: 120 sq.ft. Gatehouse Lodge: 2,650 sq.ft.
Phase IX -- Residential	November 2007 to November 2010		144 units				Wellhouse: 120 sq.ft.
Totals			562 Units	567 Units	371,400 sq.ft.	287,800 sq.ft.	

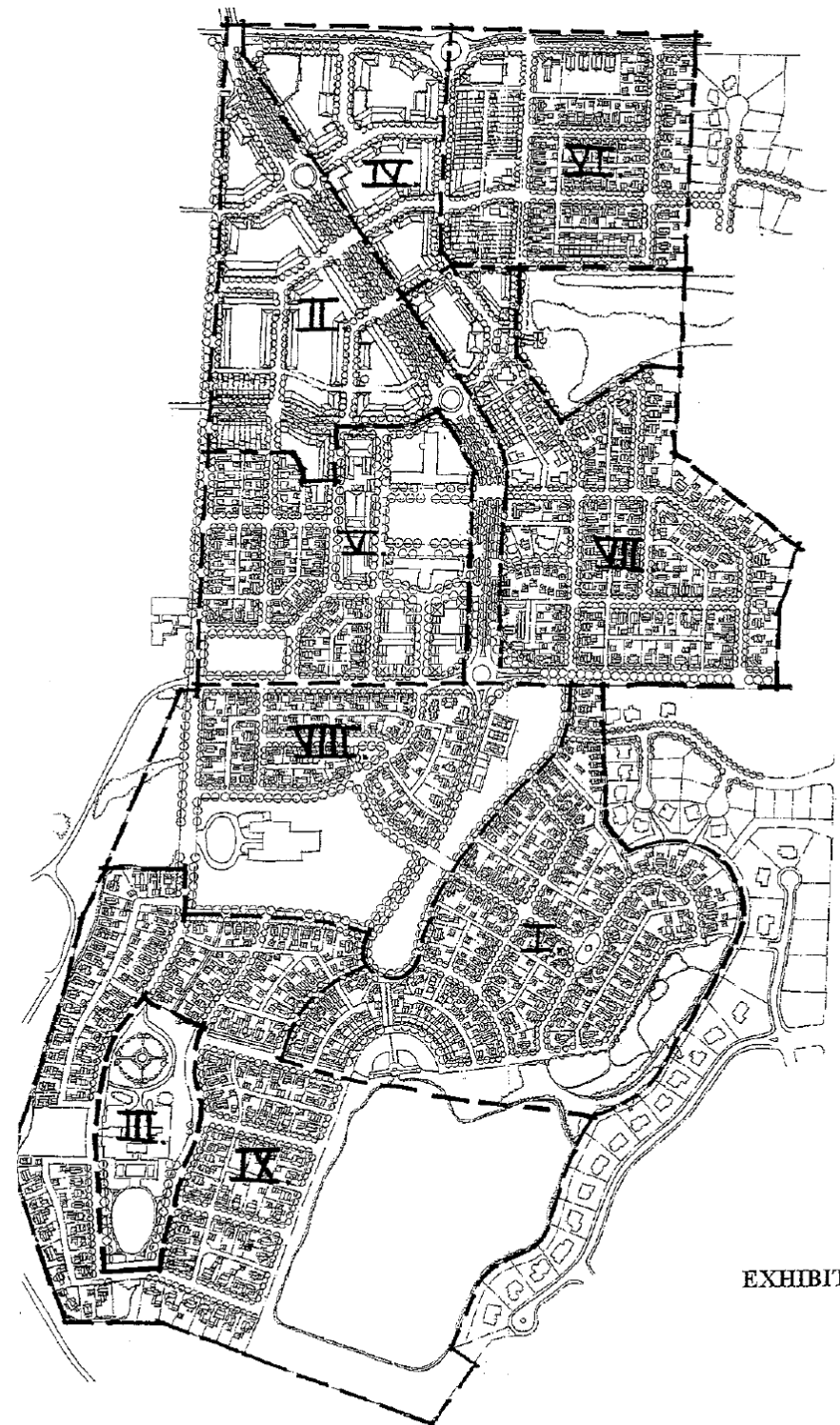
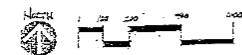


EXHIBIT D



2003 New Longview TDD/TIF Map

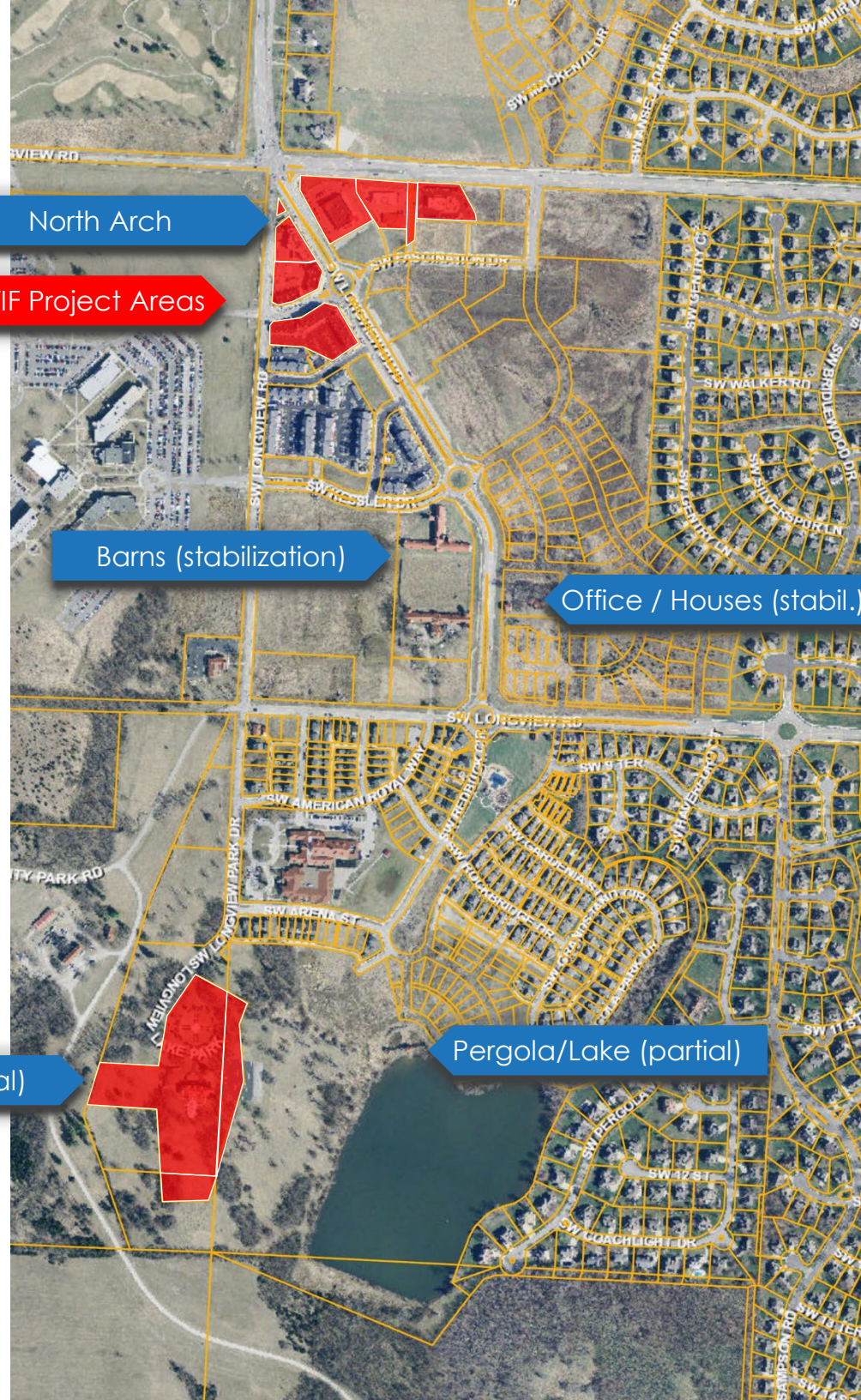
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2015 Longview Farm TIF Plan Amendment

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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 Rehab	\$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



North Arch

Activated TIF Project Areas

Barns (stabilization)

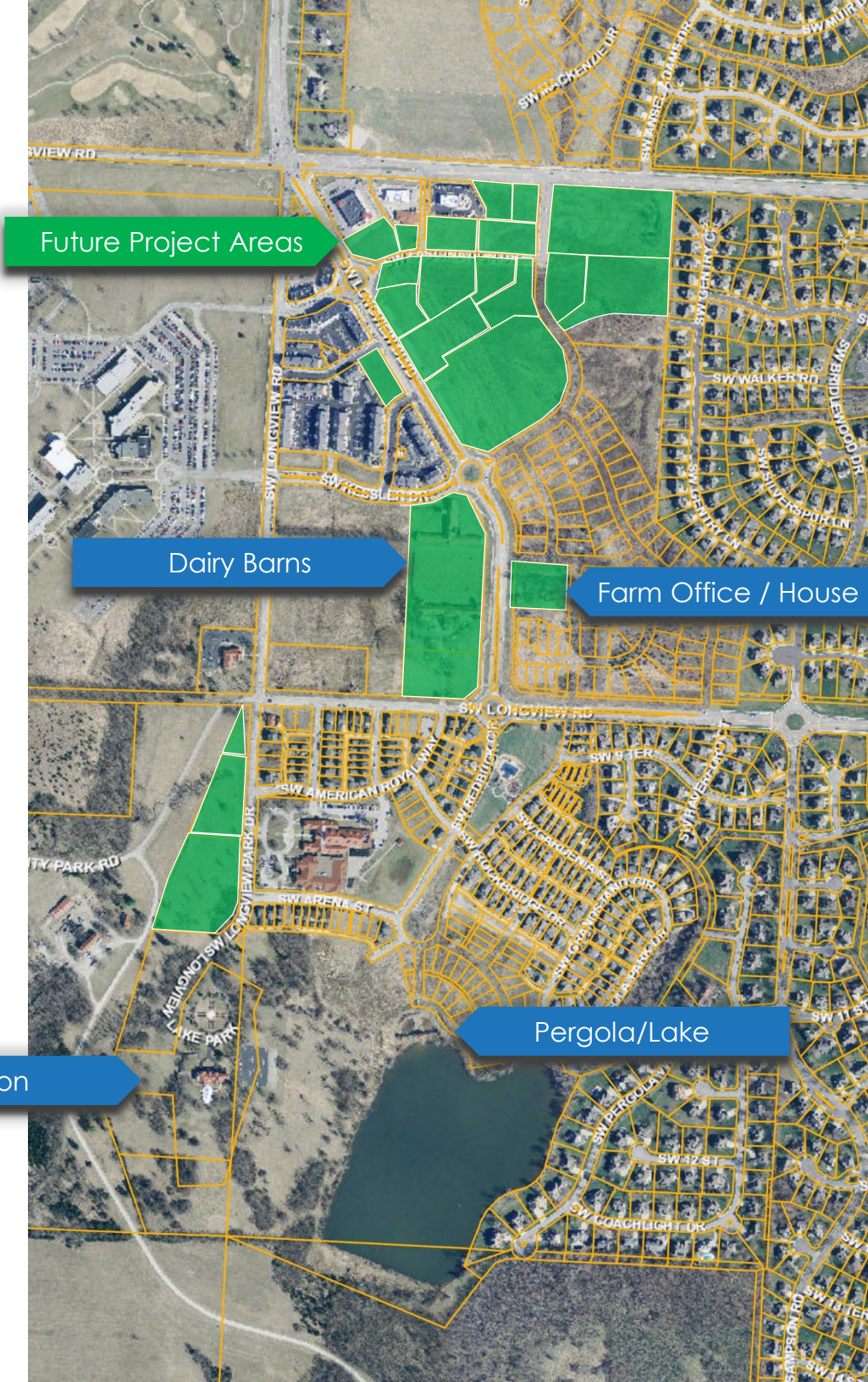
Office / Houses (stabil.)

Mansion (partial)

Pergola/Lake (partial)

2015 New Longview TIF Plan

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	Total Project Costs	Private Funding	Historic Tax Credits	TIF
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	\$4,582,162	\$5,268,373	\$16,939,463

2016 Sunflower Acquisition

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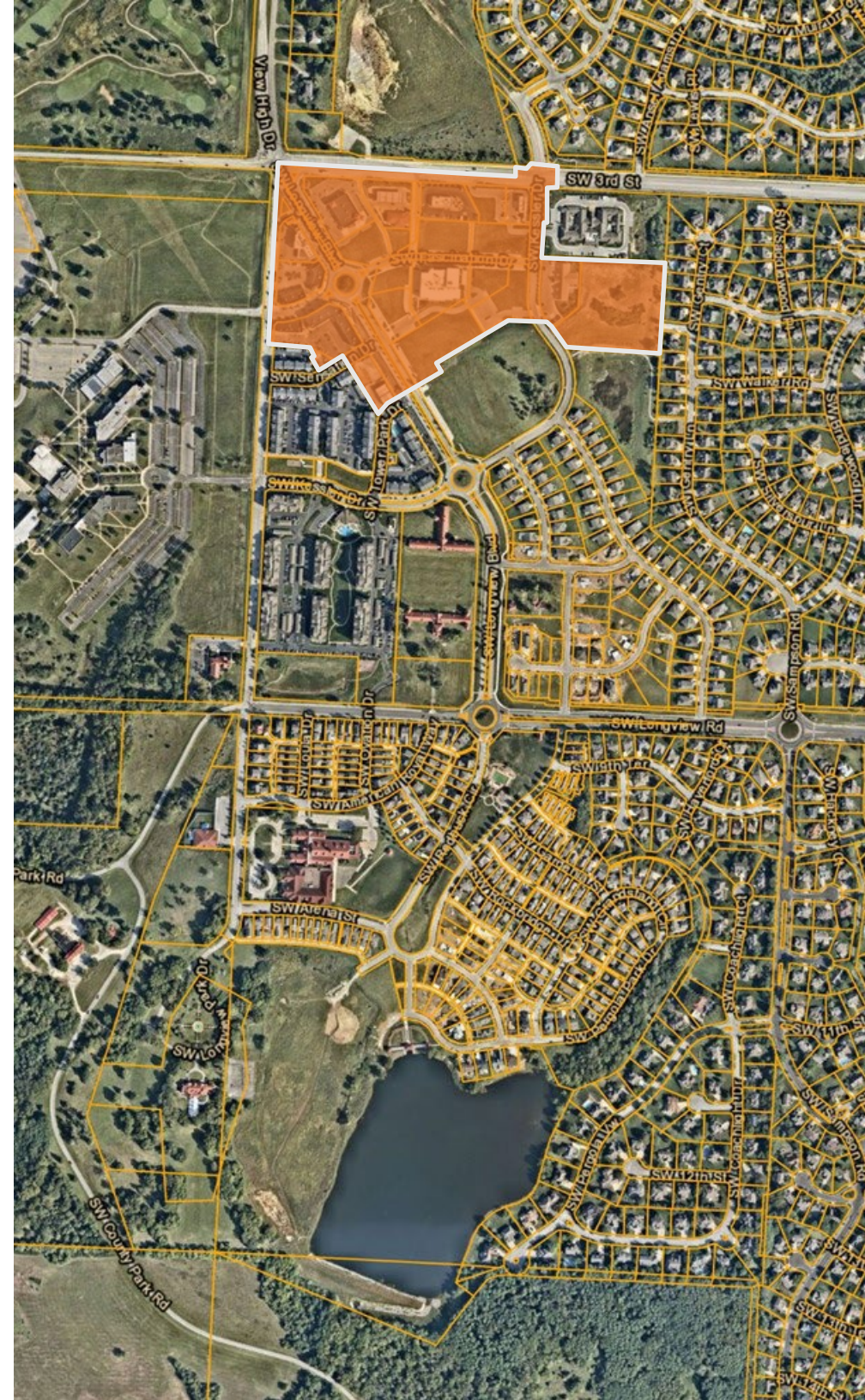


2019 New Longview CID

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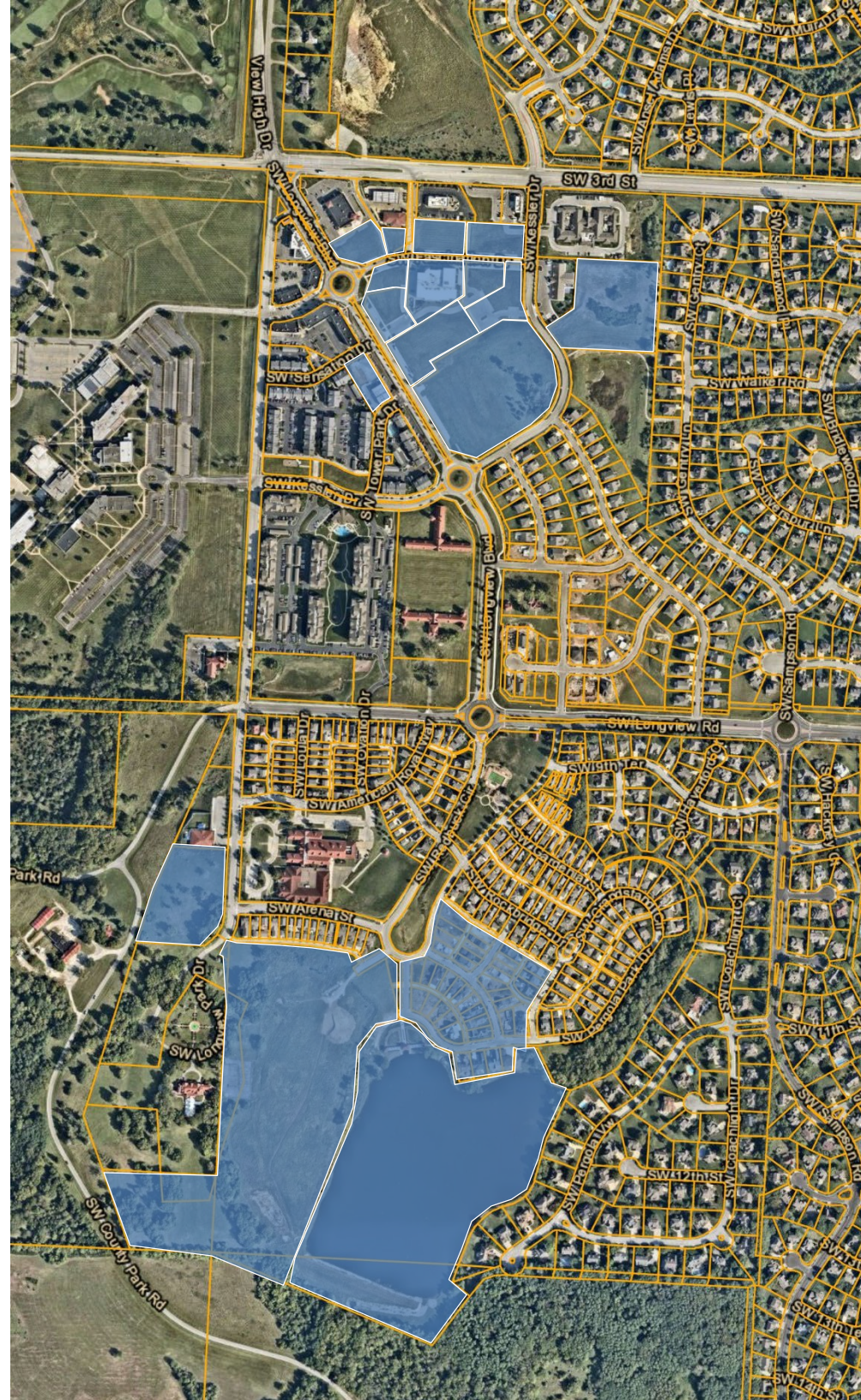
CID BUDGET

Use	Amount	Comments
Activity Plaza (Fascination at NLV Tract A)	\$ 2,250,000	Saddle Plaza - Base
Central Green / Hardscape / Landscape		
Adjacent Streetscape along Fascination/Longview Blvd		
Pedestrian Connectivity		
Surface Parking		
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	\$ 250,000	ROW & common areas
Balance of Fascination / Kessler		
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	



2019-2021 BoxDevCo Acquisition

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2023 New Longview TIF Update

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Phase 2 Historic Preservation Improvements				
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Future Project Areas

Activated TIF Project Areas

2023 Activation

Dairy Barns

Farm Office / House

Pergola/Lake

Mansion

2024 Planned Projects

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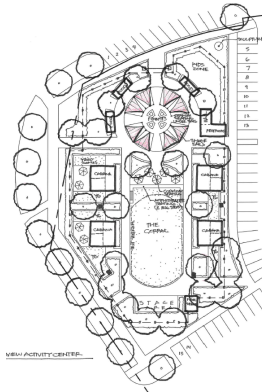
Lot 44

- Build-To-Suit
- +/- 3,900 SF Specialty Market
- +/- 2,000 SF Bakery



Activity Plaza

- Multi-Purpose Entertainment Venue
- Themed Around Longview Farm History
- Food Hall / Biergarten
- Common Green Space



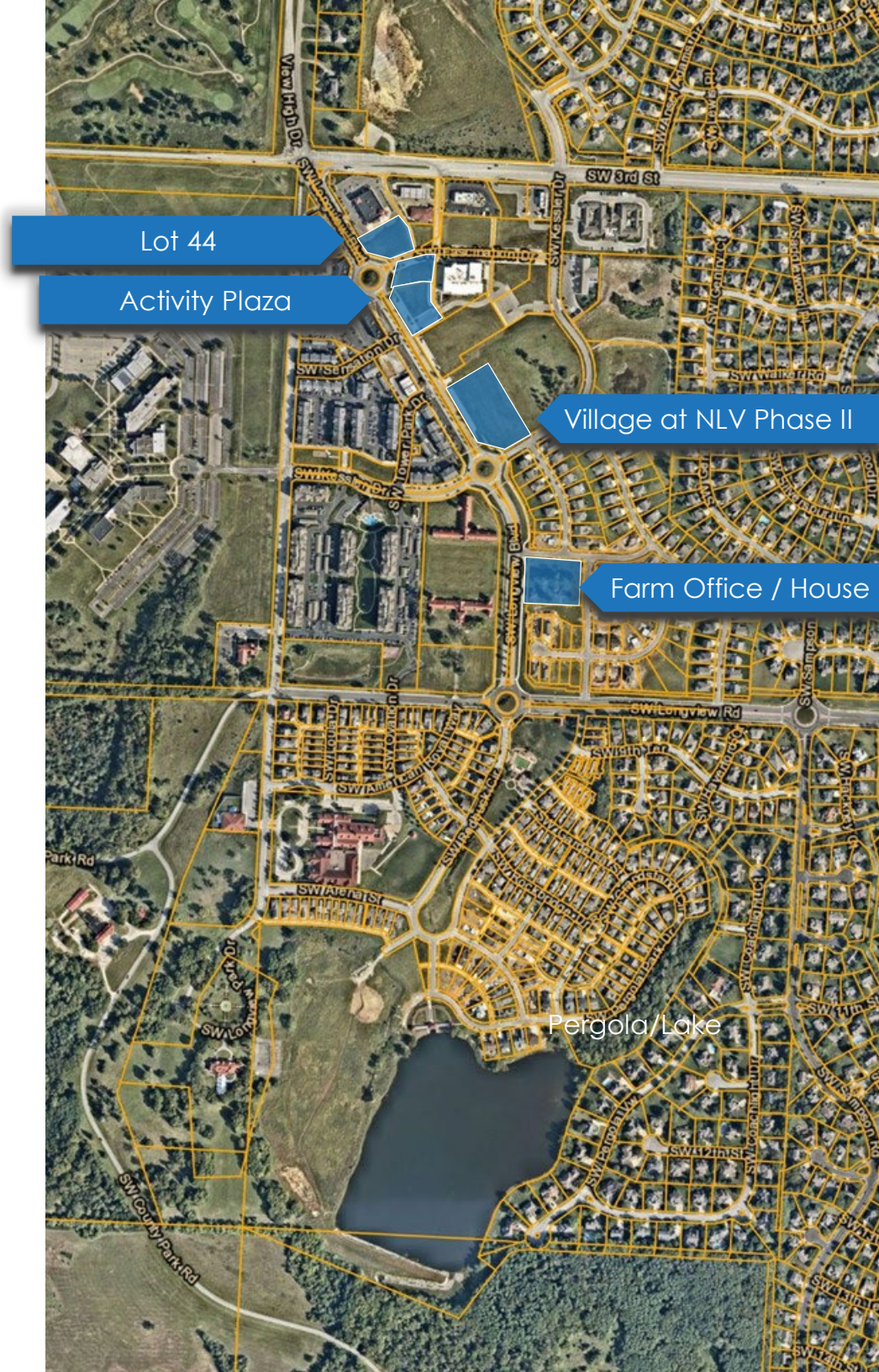
Village at New Longview (Phase II)

- 24 Luxury Townhome Phase (100 Total)
- For Sale
- \$390,000-625,000



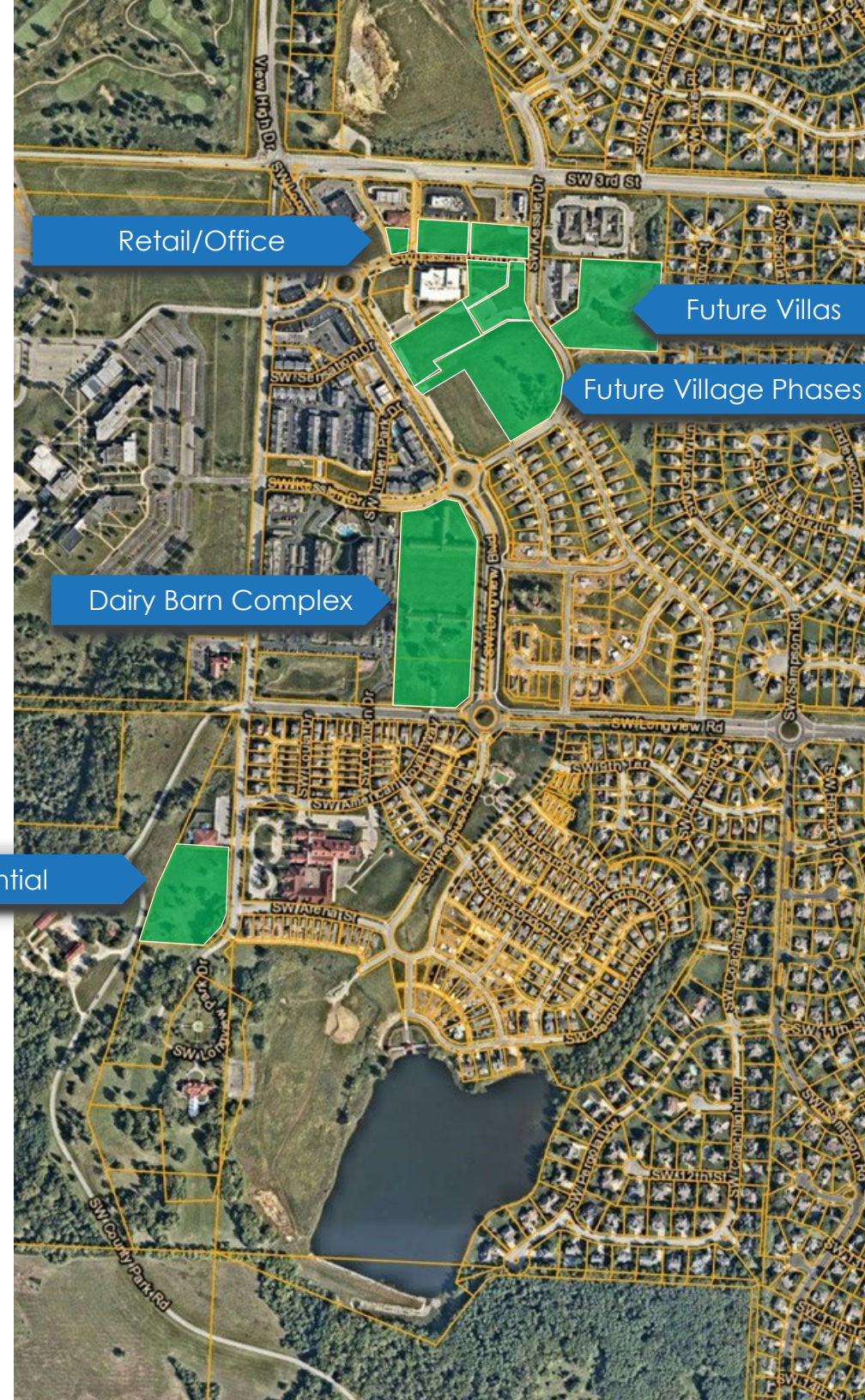
Farm Office / Dairy Manager House

- In Design
- Discussed Uses: Single-Family Residence / Bed & Breakfast



Future Projects

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Retail/Office

Future Villas

Future Village Phases

Dairy Barn Complex

Residential

