

Southside Plaza Incentive Request

Proposed By:
Brain Dev 3, LLC

HUSCH BLACKWELL

Developer

Brain Dev 3, LLC

- Co-Principals: Andrew Brain and Chad Sneed
 - Specializes in identifying unique and undervalued assets for repositioning and/or redevelopment.



West Plaza Tower



Westport Commons

Redevelopment Area: Southside Plaza Shopping Center



- Multi-tenant neighborhood shopping center located to the North of Southwest Blue Parkway.
- Comprised of two (2) parcels containing 5.336 acres
- 18 retail units, with combined total of 54,378 leasable sq. ft.
- Average age of structures is fifty-six (56) years.

Existing Conditions

- Previously declared blighted as part of the US 50/M-291 HWY Urban Renewal District
- Updated blight determination approved by City in 2020
- Blighting Conditions:
 - Deteriorated/damaged retaining walls and building envelope systems
 - Deteriorated/damage roof structures
 - Deteriorating sidewalks and parking areas

Existing Conditions

Building Envelope



Existing Conditions

Retaining Wall



Existing Conditions

Deteriorated/Damaged Roof and Concrete



Southside Plaza CID

Formation

- Created pursuant to Ordinance No. 8894, adopted on June 9, 2020

Funding Sources

- One percent (1.0%) sales and use tax for a maximum period of 27 years
- No special Assessment

CID Improvements

- CID Revenue will fund a portion of the approx. \$4.8M in total estimated project costs

Item	Total Cost	CID Eligible Cost
Land Acquisition	\$3,250,000	\$0.00
Building Improvements		
Façade Improvements	\$1,047,570	\$1,047,570
Roof Replacement	\$150,000	\$150,000
HVAC Update	\$50,000	\$50,000
Rear entry doors and garage doors	\$29,000	\$29,000
TI and Capital Improvements	\$99,970	\$0.00
Site Improvements		
Retaining Wall – Tiebacks	\$35,700	\$35,700
Parking Lot	\$86,850	\$86,850
Stormwater Drainage	\$60,000	\$60,000
Concrete Improvements	\$5,259	\$5,259
Total	\$4,814,349	\$1,439,379
		29.89%

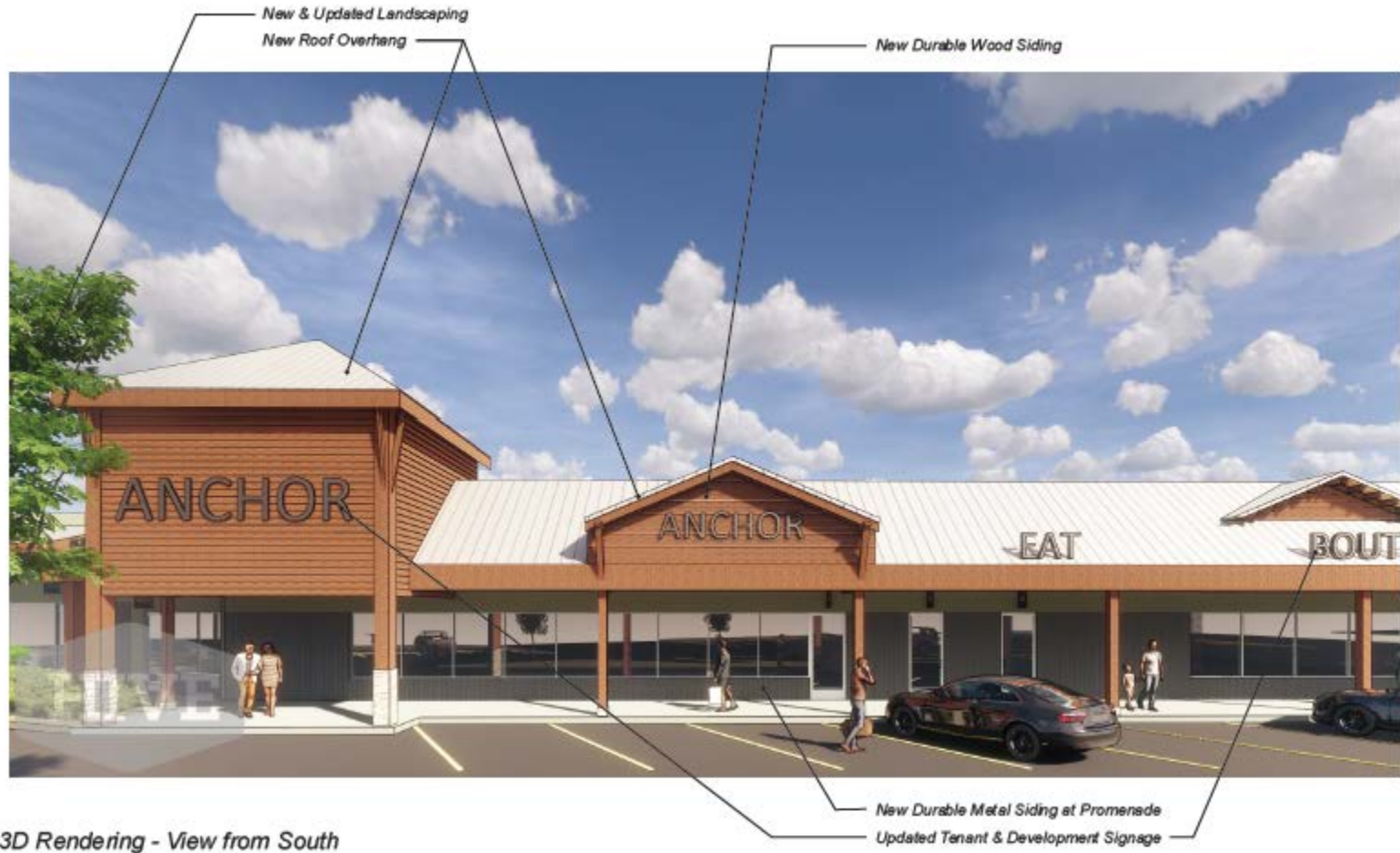
Site Renderings



3D Rendering - View from SE Corner Drop-off

- New Durable Metal Siding at Promenade
- New Public Plaza Area & Outdoor Dining
- New Pedestrian Drop-off Area

Site Renderings



3D Rendering - View from South

Projected vs Actual CID Revenue

- Expected proceeds from the City are drastically different than the actual proceeds
- Shortfall of approximately \$1.4M in NPV
- Can't afford to make any improvements without additional incentives

	Expected	Actual
Sales Tax Receipts	\$ 845,902	\$ 66,403
Sales Tax Rate	7.85%	7.85%
Total Sales	\$ 10,775,822	\$ 845,902
CID Tax	1%	1%
CID funds	\$ 107,758	\$ 8,459

Requested Assistance

- RE Tax Abatement
 - 10 year abatement
 - 4 @ 100% followed by 6 @ 50%
 - Excludes the outparcel building
 - Estimated benefit of approximately \$865k in NPV
- CID Special Assessment
 - In an amount equal to tax abatement savings
- Sales and Use Tax Exemption
 - Estimated benefit of \$62,781

Summary of Public Benefits

- Abatement of blighting conditions
- Energy efficient improvements
 - Upgraded HVAC system and new LED lighting in façade overhang and parking lot
- New public plaza area
 - Features a pedestrian drop-off area, out-door dining facilities, and updated landscaping
- Incremental tax revenues
 - Positive net benefit for all taxing jurisdictions

Southside Plaza CID Petition

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