

Stanley Event Space

Request for extension and
increase of LCRA abatement

City Council Presentation

March 3, 2020



LEE'S SUMMIT
MISSOURI



Yours Truly

Stanley Event Space (Aspen Room)



Before



After

Value of Abatement

Original approved (estimate 5 years at 100%)	\$178,460
Actual performance over 5 year period	\$128,200
Requesting	\$192,011

Estimates if abatement extension pursued:

Additional 1 year extension	\$170,321
Additional 2 year extension	\$212,456

LCRA Considerations

- Recognize originally approved abatement level of \$178,460
- Recognize extraordinary and unexpected costs of redevelopment in downtown core
 - Additional tank removal
 - Public and private stormwater improvements
- Recognize this is somewhat of a project “true up” approach after completion

The Stanley Event Space, LLC

Extraordinary Project Costs

	Actual Extra Detail	Extraordinary Costs Comparison			LCRA	
		Original Submittal	LCRA /CC Appr'd 2013 Starting Point	Actual	FINAL	NOTES
<u>Environmental</u>						
<u>Ecological Evaluation by West Alley:</u>						
Phase I		\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ -	
<u>Geotechnical Services</u>						
Phase II		\$ 6,700.00	\$ 6,700.00	\$ 6,900.00	\$ 6,900.00	
Tank Removal and Testing		\$ 3,400.00	\$ 3,400.00	\$ 3,070.00	\$ 3,070.00	
<u>Additional Tank on City Property East on Douglas:</u>						
Dig out for City Water Meter (KC Plumbing)		\$ -		\$ 2,000.00	\$ 2,000.00	
Environmental Subtotal:		\$ 12,300.00	\$ 12,300.00	\$ 16,920.00	\$ 14,720.00	
<u>Quality Building Materials</u>						
Stucco - \$45,000	\$ 65,000.00					
Upgrade to Brick and Stone Exterior - \$105,000	\$ 124,652.00	\$ 60,000.00	\$ 60,000.00	\$ 59,652.00	\$ 59,652.00	
Sealed Concrete Rooftop Terrace - \$10,000						
Upgrade to Rooftop Terrace with Composit Brick Pavers - \$35,000		\$ 25,000.00	\$ 25,000.00			
3rd Floor Slab Work	\$ 19,500.00					
TPO Roofing Material	\$ 40,770.00					
12x12 Composit Decking Material	\$ 24,080.00					
Labor to Install Decking	\$ 5,600.00					
Perapet Cedar Wall Material	\$ 3,800.00					
Labor to Install Wall	\$ 2,370.00					
Water Fountain Feature	\$ 5,200.00					
Tent Cover needed during inclement weather	\$ 9,388.00					
Additional Structural Steel to support Rooftop Terrace	\$ 20,000.00					
Actual Total of Rooftop Terrace Upgrade vs Standard Simple Roof design	\$ 130,708.00			\$ 105,708.00	\$ 25,000.00	[Orig]
Additional Finished Curb on South Side Cleaners Parking Lot				\$ 2,850.00	\$ 2,850.00	
Insulated Windows - \$36,000	\$ 30,000.00					
Upgrade to Hi-E Insulated Windows - \$45,000	\$ 38,930.00	\$ 9,000.00	\$ 9,000.00	\$ 8,930.00	\$ 8,930.00	
Quality Building Material Subtotal:		\$ 94,000.00	\$ 94,000.00	\$ 177,140.00	\$ 96,432.00	
<u>Utilities (Private Alley move electrical service to below ground)</u>						
Underground Electrical - KCPL - relocate pole		\$ 2,900.00	\$ 2,900.00	\$ 2,988.00	\$ -	
True Electric		\$ 8,500.00	\$ 8,500.00	\$ 7,772.00	\$ 7,772.00	

Extraordinary Costs Comparison

	Actual Extra Detail	Extraordinary Costs Comparison			LCRA	
		Original Submittal	LCRA /CC Appr'd 2013 Starting Point	Actual	FINAL	NOTES
<i>KC Plumbing - Sanitary, Water Supply and Fire Supply (NE Corner)</i>	\$ 25,838.00					
<i>Engineer for documenting easement</i>	\$ 750.00					
<i>Midwest Draining Trenching North Alley (KCPL)</i>	\$ 1,452.00					
<i>GB Trenching North Alley(KCPL)</i>	\$ 3,000.00					
<i>Concrete Work Alley Curb</i>	\$ 1,444.00					
Subtotal				\$ 32,484.00	\$ 16,242.00	[50%]
Private Alley Prep & Patch		\$ 2,500.00	\$ 2,500.00	\$ 2,360.00	\$ 2,360.00	
Utilities Subtotal:		\$ 13,900.00	\$ 13,900.00	\$ 45,604.00	\$ 26,374.00	
Extreme Expenses of moving Storm Sewer Water from Private Alley and Douglas to West Alley Closest City Storm Sewer System						
<i>Additional Expense to run roof drainage our back of building & not into street/City Direction</i>	\$ 10,693.00					
<i>Replacement Box on City Property Alley for Storm Sewer Water</i>	\$ 1,552.00					
<i>Extra work in west alley per Public Works to define unknown city infrastructure</i>	\$ 8,140.00					
<i>Repair, Replace & Haul Off old City Storm Sewer pipe and Storm Sewer Box per Public Works</i>	\$ 11,000.00					
<i>Hauling Off Extra dirt & debris from extra work required by Public Works</i>	\$ 3,060.00					
<i>Extra Asphalt Work required by Public Works</i>	\$ 8,000.00					
<i>Generator Rental to set up elevator due to delay from Public Works on west alley</i>	\$ 525.00					
<i>Running Temporary Power from Generator to Elevator</i>	\$ 1,200.00					
Total of Extreme Expenses of West Alley Storm Sewer System	\$ 44,170.00			\$ 44,170.00	\$ 22,085.00	[50%]
Redesign to Accommodate Neighboring Businesses						
<i>Storm Water Direction from Alley</i>						
Additional Construction Costs for West Alley Storm Sewer System		\$ 12,500.00	\$ 12,500.00	\$ -	\$ -	
Retail Space Loss		\$ 32,400.00	\$ 32,400.00	\$ 32,400.00	\$ 32,400.00	
<i>(lost 216 square feet @ \$15/sq ft = \$3240/year x 10 years = \$32,400)</i>						
Neighboring Businesses Accomodation Subtotal:		\$ 44,900.00	\$ 44,900.00	\$ 76,570.00	\$ 32,400.00	
Grand Total:		\$ 165,100.00	\$ 165,100.00	\$ 316,234.00	\$ 192,011.00	
LCRA / CC Approved 5 year 100% Abatement - Projected Value*			\$ 178,460.00			

*Note 4 years at 100% projected value \$141,887

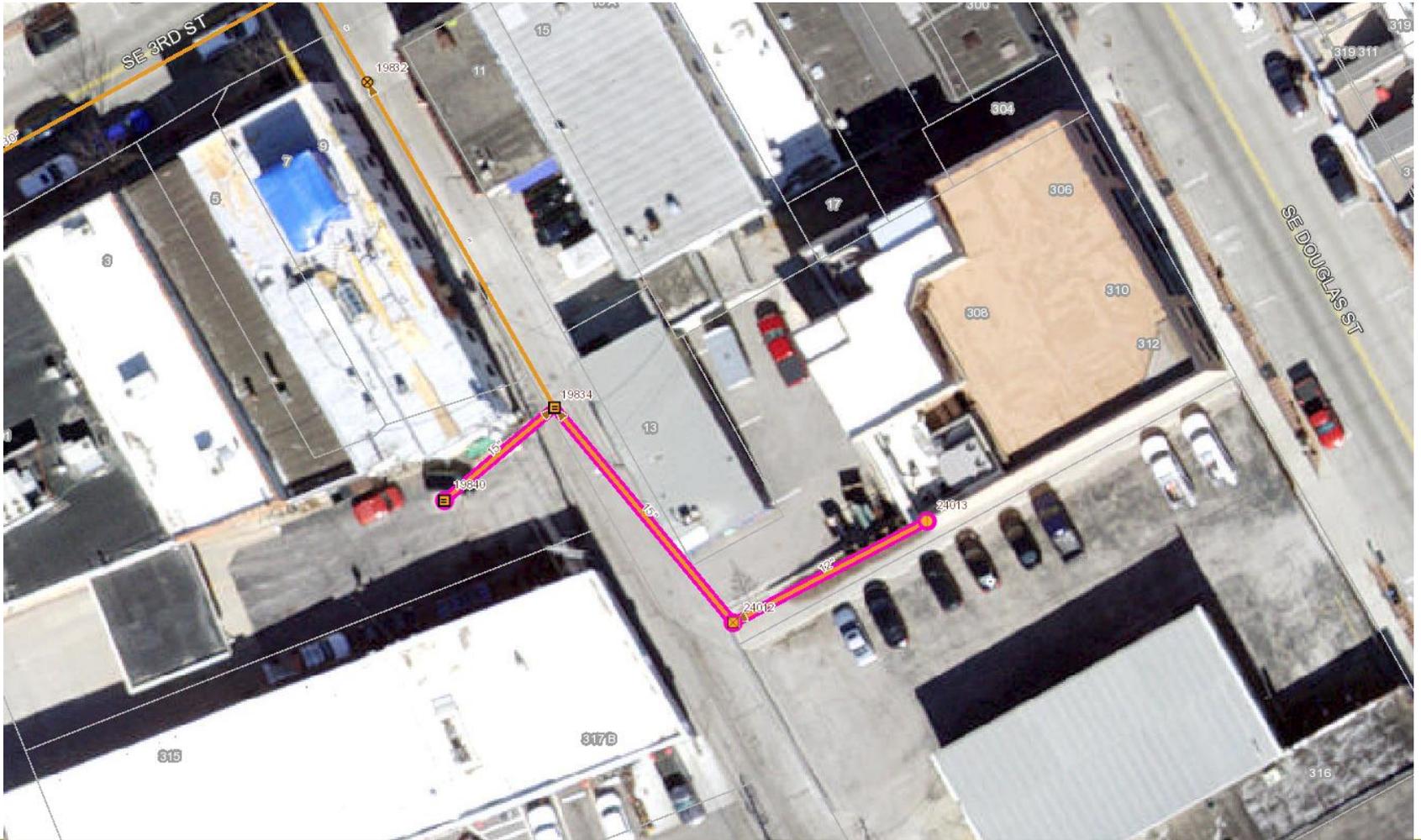
2014 Revised 5 year 100% Abatement Projected Value @ \$800,000	\$ 127,318.00
2014 Revised 6 year 100% Abatement Projected Value	\$ 153,420.00
2014 Revised 7 year 100% Abatement Projected Value	\$ 180,055.00
2014 Revised 8 year 100% Abatement Projected Value	\$ 206,690.00
2014 Revised 9 year 100% Abatement Projected Value	\$ 233,858.00
2014 Revised 10 year 100% Abatement Projected Value	\$ 261,025.00



Stormwater/flooding control



Public/Private Storm Sewer



LCRA Recommendation

- Recommend approval of abatement up to \$192,011
- Recommend approval of additional year(s) of abatement to realize abatement value
- Execute development agreement to create payment in lieu of tax (PILOT) to achieve targeted amount approach