

5615 E. Bannister Road, LLC

SUNFLOWER
— Development Group —

 POLSINELLI



CITY OF
KANSAS CITY,
MISSOURI

Pioneer Plaza Tax Increment Financing Plan

Neighborhood Planning & Development Committee

August 26, 2020

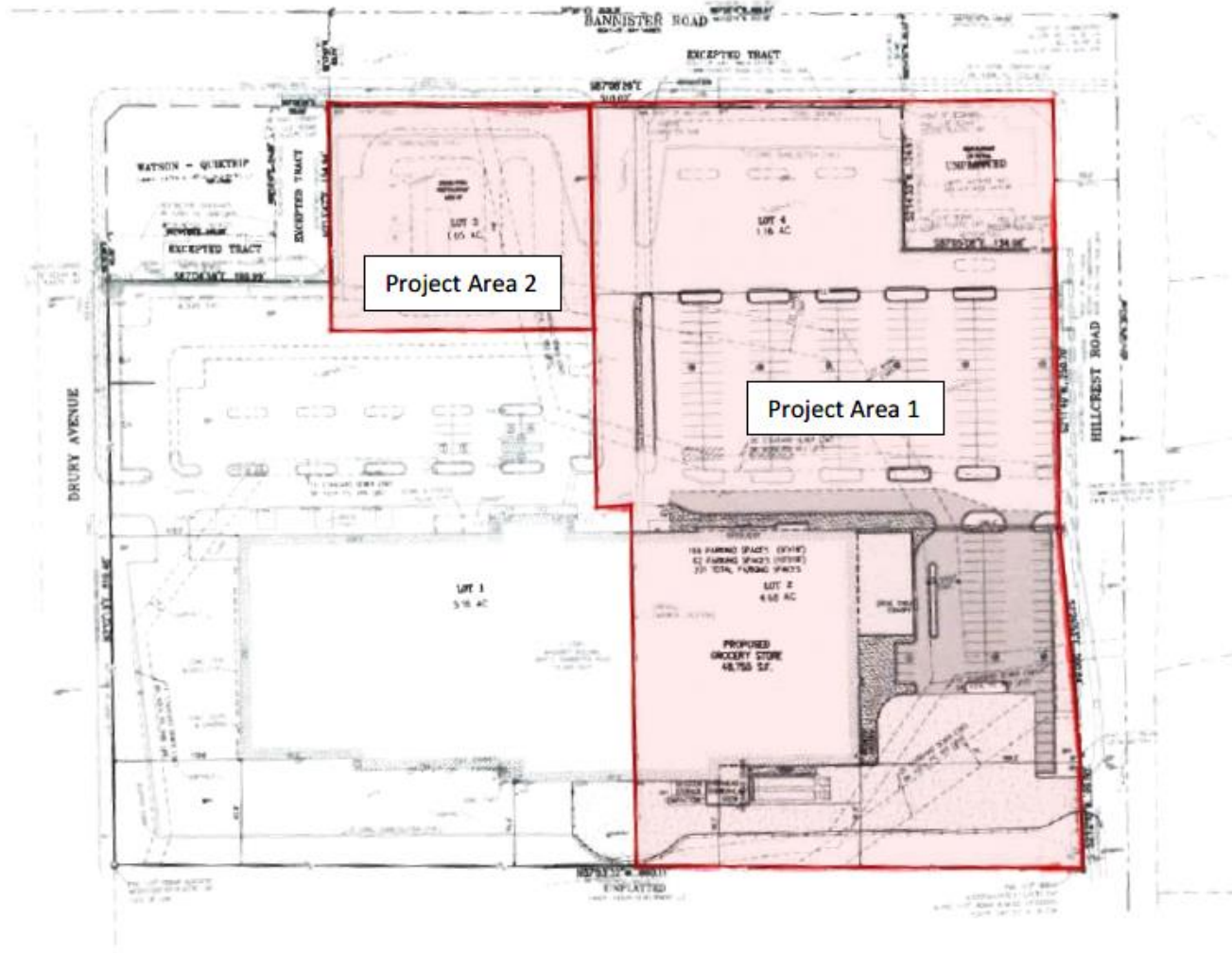
PROPOSED TIF DISTRICT BOUNDARIES

- SWC of East Bannister Road and Hillcrest Road in Kansas City, MO
- Approx. 7.269+/- acres
- Location of existing abandoned building previously used as a K-Mart shopping center
- Underutilized property with aging, deteriorating, and vacant structures



*Proposed boundaries of the TIF District are marked in blue.

PROJECT AREAS



THE PROPERTY

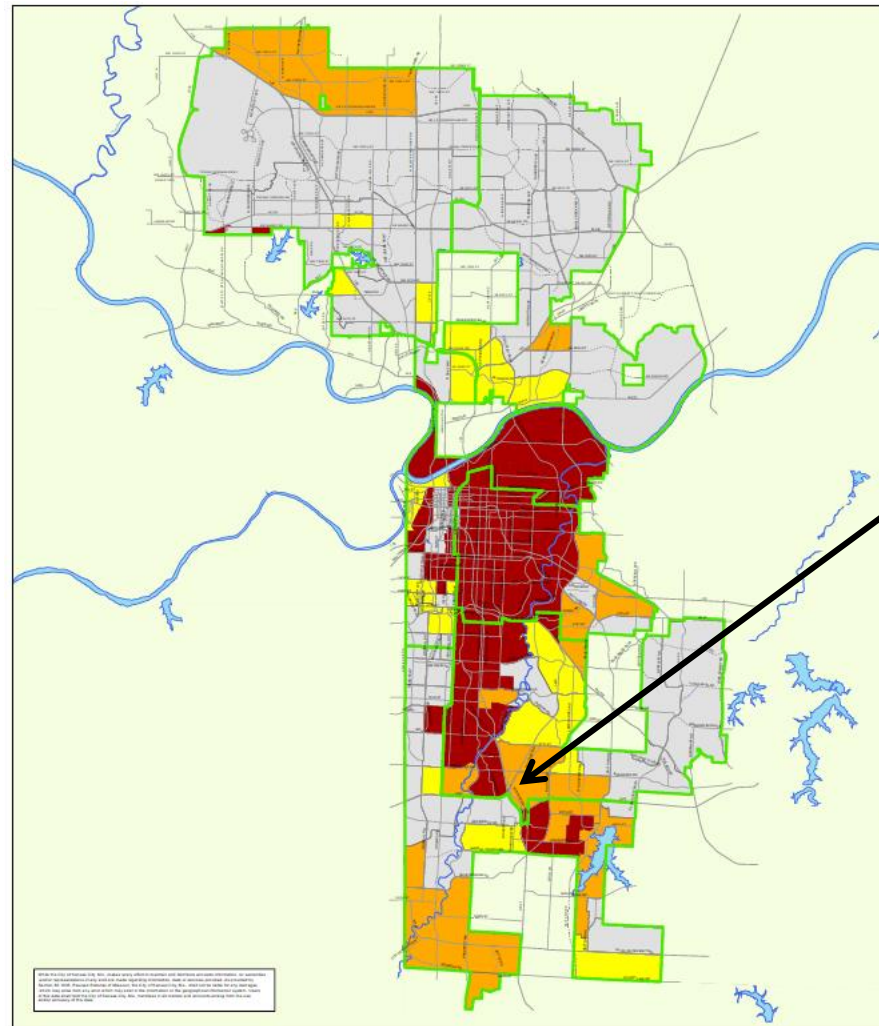
- Current location of former K-Mart building, which is currently abandoned and deteriorating, located at 5601 Bannister Road.



EXISTING CONDITIONS



SEVERELY DISTRESSED CENSUS TRACT



Location of Subject Property

Economic Development Scorecard
Distress Levels, Defining
Continuously Distressed as 10 Years
Prepared by: City Planning and Development Department
City of Kansas City, Missouri

- City Council Districts
- Non-Distressed
- Distressed: Income < 80% AMI or Poverty > 20%
- Severely Distressed: Inc. < 60% AMI or Pov. > 30% or Unemp. > 1.5 times U.S. Rate
- Continuously Distressed: 2005-09 and 2010-14 American Community Surveys

Scale: 0 1000 2000 Feet

North Arrow

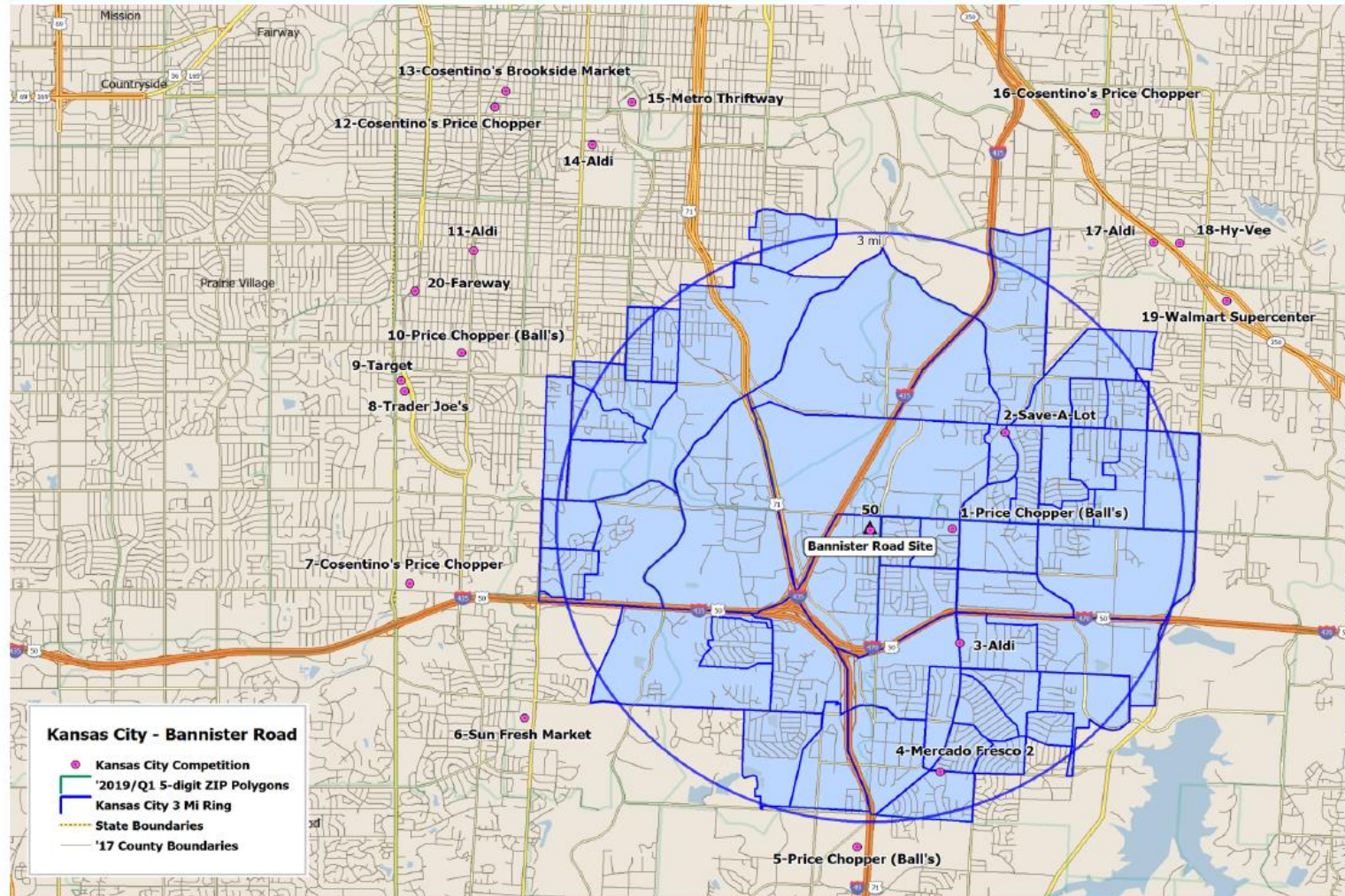
FOOD DESERT

Map 2: Competition - Kansas City - Bannister Road

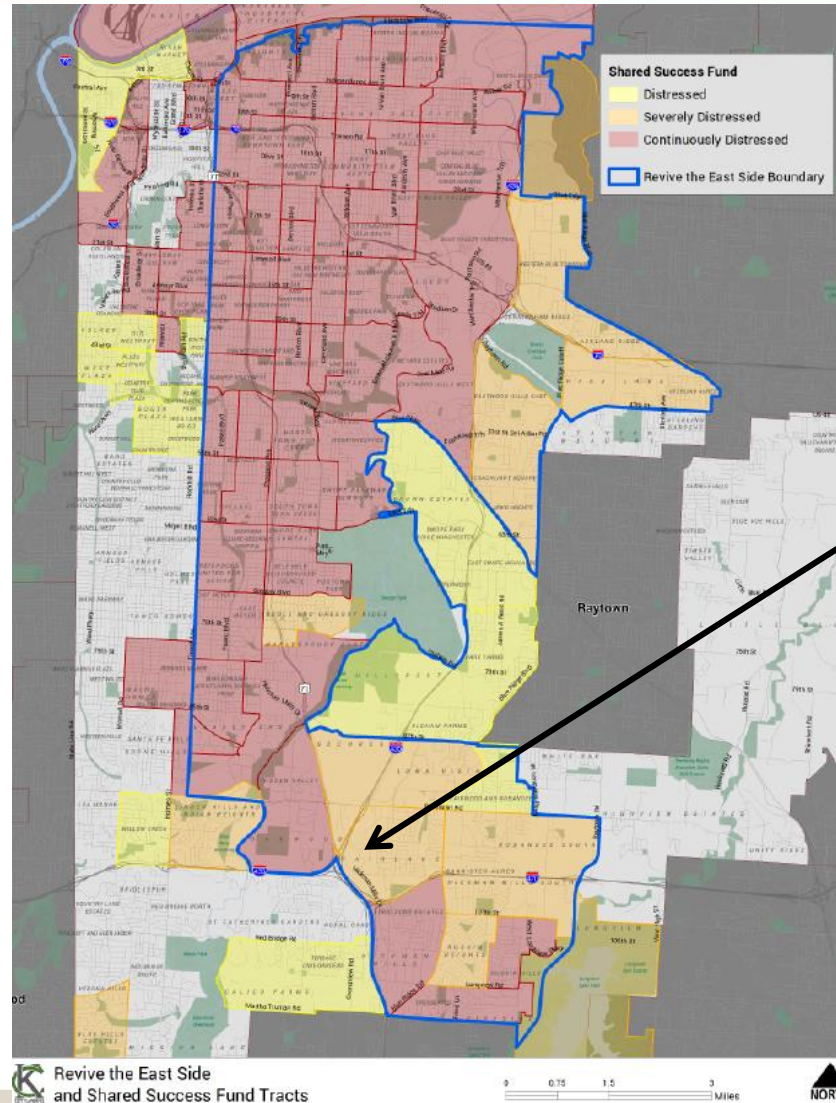
Scan/US, Inc.

Food desert with grocery store disparities.

Closest grocery store is located in Grandview, taking sales tax dollars away from the City in the event the store on this site closes.



“REVIVE THE EASTSIDE” AREA



Location of Subject Property





THE PROJECT

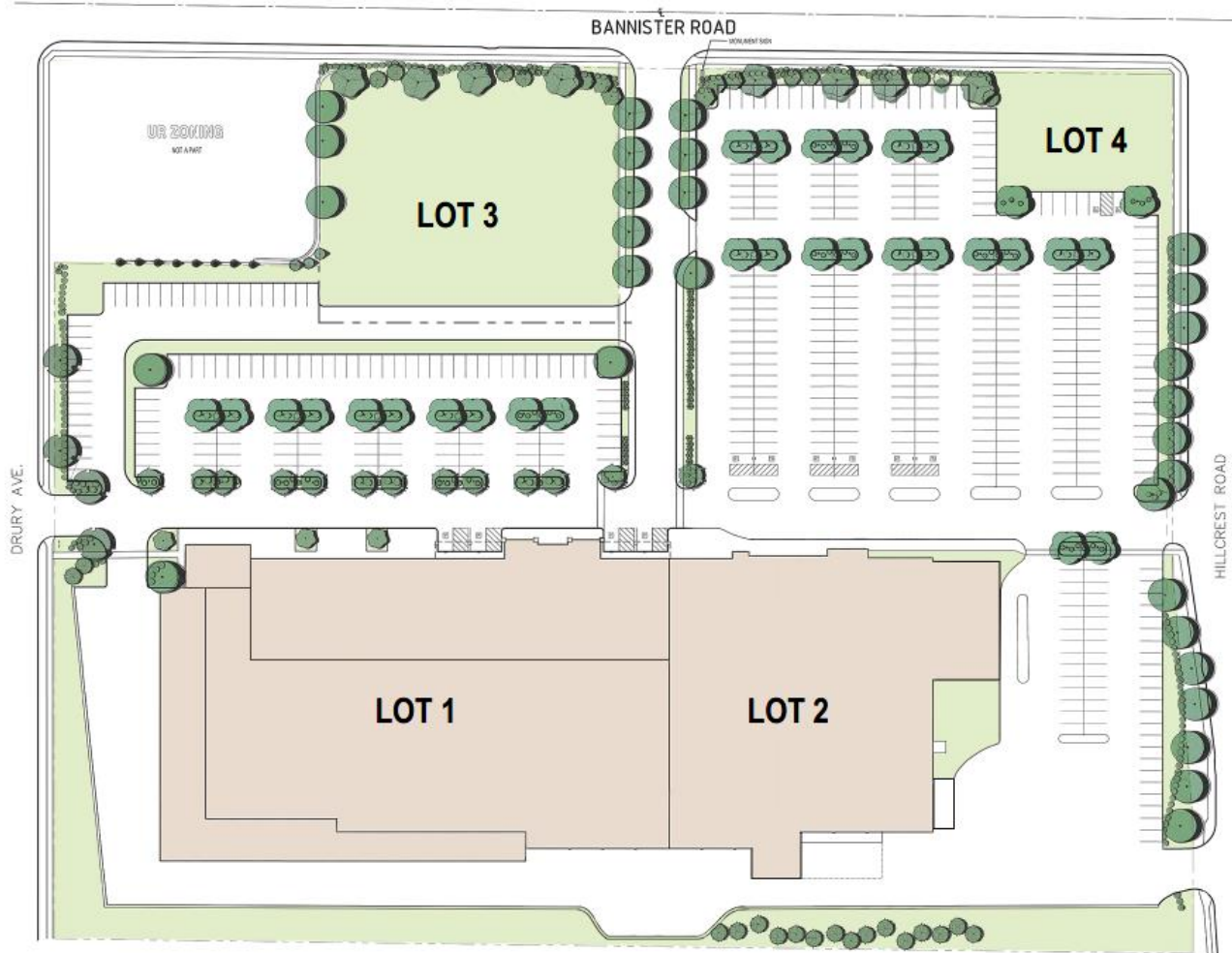
- Demolition of existing building and reconstruction of a new, 48,500 square-foot, modern concept and full-service Price Chopper grocery store, which will include a pharmacy.
- Development of a fast food pad site.
- Development of other necessary site improvements, including the constructing of a new surface parking lot that will include new lighting signage, and repair of any concrete or asphalt.
- State-of-the-art buildings with quality and aesthetic design and equipment.
- Total estimated project costs of \$13,358,895. Total estimated project and financing costs of \$24,283,397.
- Estimated completion of project and public improvements of September 2021.



Additional Commitments to the Community

- Commit to hire a minimum of 20 students annually for summer jobs
- Develop an internship program for the benefit of HMC-1 student
- Make food contribution to the Hickman Mills Community Assistance Council
- Establish a workforce development program for parents of HMC-1
- Provide technical skills to HMC-1 Students

SITE PLAN



PIONEER PLAZA SITE PLAN



5615 E Bannister
Road, LLC

GastingerWalker&

2.27.2020

GROCERY STORE RENDERINGS



GROCERY STORE RENDERINGS



PROPOSED TIF TERMS

- 23-year term.
- Two Project Areas within the Redevelopment Area.
- Statutory EATs (50%), Super TIF EATs, and PILOTs (75%) (remaining 25% of PILOTs generated within the TIF Project Area shall be declared surplus and shall be remitted annually to the Taxing Districts).
- TIF revenues utilized to reimburse up to \$14,927,572 of Redevelopment Costs (and CID revenue, which shall not be redirected by virtue of TIF, utilized to reimburse \$1,528,875 of Redevelopment Costs).

SOURCES & USES

	Project Budget	Developer Cost	Statutory TIF EATs – Sales	Statutory TIF EATs – Income	Statutory TIF EATs – Captured CID	PILOTs	Super TIF EATs – Sales	Super TIF EATs - Income	CID
Acquisition	\$1,121,374	\$296,374	\$200,000	\$20,000	\$200,000	\$200,000	\$200,000	\$5,000	-
Hard Costs	\$7,867,500	\$1,308,215	\$2,695,622	\$58,165	\$437,662	\$1,466,688	\$932,567	\$73,165	\$895,416
Soft Costs	\$4,370,021	\$2,732,179	\$863,555	\$86,000	\$257,754	\$258,533	\$86,000	\$86,000	-
TOTAL PROJECT COSTS	\$13,358,895	\$4,336,768	\$3,759,177	\$164,165	\$895,416	\$1,925,221	\$1,218,567	\$164,165	\$895,416
Total Project Costs + Financing Costs	\$24,283,397	\$7,826,950	\$6,889,118	\$292,747	\$1,528,875	\$3,690,724	\$2,233,361	\$292,747	\$1,528,875
% of Total Costs		32.23%	28.37%	1.21%	6.30%	15.20%	9.20%	1.21%	6.30%

INCENTIVE REVENUES

- The Project is projected to produce \$17,578,800 annual sales at build-out.
- Over the 23-year period, the Project is projected to produce:
 - \$2,526,108 total Super TIF EATs
 - \$8,710,740 total statutory TIF EATs
 - \$4,920,965 total TIF PILOTs (\$3,690,724 being available to pay Reimbursable Project Costs, \$1,229,971 being surplus/non-captured)
 - \$1,528,875 total CID revenue

REQUESTS

- Recommend approval of the Pioneer Plaza Tax Increment Financing Plan.