

## ADMINISTRATION

Council Committee Meeting Date: Aug. 3, 2015

City Council Meeting Date: Aug. 3, 2015

**Consider approval of a resolution setting the date for a public hearing for the creation of a redevelopment district (TIF district) for the Meadowbrook project**

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### **RECOMMENDED MOTION:**

Move that Council approve a resolution setting the date for a public hearing for the creation of a redevelopment district (TIF district). The hearing will be on Tuesday, September 8<sup>th</sup> at 7:30pm at the City Council meeting.

### **BACKGROUND:**

The City of Prairie Village, Johnson County, Johnson County Park & Rec District (JCPRD), JoCo Wastewater and VanTrust Real Estate LLC, have been working together to redevelop the former Meadowbrook Country Club. As currently proposed, the Meadowbrook redevelopment project would establish a nearly 90 acre public park and a mixed-use development to include a senior living project, luxury apartments, townhomes, single-family residential homes, and a boutique hotel.

The Meadowbrook redevelopment project anticipates the creation of a TIF district to fund the park acquisition, park improvements and other public infrastructure items. Kansas state statutes outline the authority and process of creating and administering a TIF district. A TIF district is an economic development tool for financing certain eligible redevelopment costs from future revenues as a result of increased property taxes and other local taxes (sales taxes, transient guest taxes) within a defined geographic area. A TIF establishes a base level at the current property tax assessed valuation and any increase or increment in the property tax assessed valuation within the defined geographic area is then captured over a defined period and used to pay for eligible redevelopment costs within the TIF district/development area. The process for establishing and administering a TIF is detailed in Kansas State Statutes (KSA 12-1770 et seq.). Cities have the authority to create TIF districts after their governing bodies hold a public hearing and find the area to be eligible.

A TIF district must meet at least one of the eligible area definitions outlined in the TIF Act as determined by the Governing Body. An eligible area can be a “blighted area, conservation area, enterprise zone, intermodal transportation area, major tourism area or a major commercial entertainment and tourism area or bioscience development area.” The proposed TIF district will designate the Meadowbrook and adjoining commercial area on the South as a conservation area per K.S.A 12-1770a(d) as attached.

To assist the City Council in their determination, Confluence, the planning consultant retained for this project, completed a conservation district eligibility study which summarizes the age and status of the property within the proposed TIF district. The proposed TIF district area includes the former Meadowbrook Country Club and the

commercial properties within the Meadowbrook Shopping Village at 95<sup>th</sup> Street and Nall Ave.

Currently, the plans for the Meadowbrook project include TIF financing for 20 years or less. All property taxes which the owner is currently required to pay will continue. Once improvements are made to the property the increment or increase in the property tax revenue is captured to pay for eligible redevelopment costs which for the proposed project include parkland acquisition, public streets, sewer, public infrastructure, street lighting, lakes, community center, trails, etc. The project elements financed by TIF funds will be detailed in the development agreement by and between the City and VanTrust and through other related agreements. The amount of TIF financing is currently estimated between \$15M to \$18M.

As part of the establishment of a TIF district, notifications are sent to other governmental entities and all property owners and tenants within the proposed district. The Johnson County Board of Commissioners and the Shawnee Mission School District Board of Education each have 30 days following the conclusion of the public hearing related to the creation of the TIF district to consider comment on and, if they desire, disapprove the redevelopment district.

Creating the TIF district is the first step in the TIF process. Creating the TIF district alone does not bind the City to approve the project, provide any funding, issue any bonds or approve any TIF project plans within the TIF district.

PV City Council adopted a public financing policy and associated application in 2009. The primary purposes of the TIF funds generated from the Meadowbrook project are the acquisition of the parkland, development of the park, and the public infrastructure items in the new right-of-way. The TIF district is being initiated by the City. Since the TIF application is drafted for the private developer interest, a TIF application is less applicable to the city or other governmental entity as the beneficiary. It was determined that it was not necessary for the City or the JCPRD to complete the City's own TIF application.

City Staff has been assisted by Bond Counsel Gary Anderson with Gilmore & Bell, Financial Advisor Jeff White with Columbia Capital Management, City Attorney Katie Logan with Lathrop & Gage, and planning consultant PJ Novick with Confluence.

**ATTACHMENTS:**

- Resolution calling for a public hearing for the redevelopment district
- Redevelopment District Plan for the Meadowbrook Redevelopment District
- Draft cover letter to owners and tenants regarding the informational meeting and public hearing
- K.S.A 12-1770a(d). – Conservation TIF statute
- Eligibility Study compiled by Confluence
- Updated Meadowbrook Development schedule

**PREPARED BY:**

Quinn Bennion, City Administrator

Date: July 30, 2015

(Published in **The Legal Record** on August 25, 2015)

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION CALLING AND PROVIDING FOR THE GIVING OF NOTICE OF A PUBLIC HEARING ON THE ADVISABILITY OF CREATING A REDEVELOPMENT DISTRICT IN THE CITY OF PRAIRIE VILLAGE, KANSAS PURSUANT TO K.S.A. 12-1770 ET SEQ..**

**Section 1.** The City of Prairie Village, Kansas (the “City”) is considering the establishment of a redevelopment district pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”).

**Section 2.** Notice is hereby given that a public hearing will be held by the City to consider establishment of a redevelopment district on **September 8, 2015 at 7:30 p.m.**, or as soon thereafter as the matter can be heard, at the Prairie Village City Hall, Council Chambers, 7700 Mission Road, Prairie Village, Kansas, under the authority of the Act

**Section 3.** The proposed redevelopment district is generally described as an area bounded by Roe Avenue on the east, W. 95<sup>th</sup> Street on the south, Nall Avenue on the west, and W. 91<sup>st</sup> Street, as if extended in the City. A map of the redevelopment district is attached hereto as **Exhibit A**. The proposed redevelopment district is legally described as shown on **Exhibit B** hereto.

**Section 4.** The district plan for the proposed redevelopment district provides for the redevelopment district to include two project areas. The buildings and facilities to be constructed within the project area are generally described as follows:

- **Park and Village Project Area** - Recreational, residential and mixed-use development consisting of some or all of the following uses: single family, townhomes, multi-family apartments, and senior living residential; an inn or hotel; a public park and any other facilities or improvements associated with or incidental to such uses including commercial services and offices, trails, landscaped areas, water features and detention facilities, parking lots, shelters, recreational structures, off-street parking, traffic improvements, sanitary sewer improvements and any other utility improvements and infrastructure necessary or incidental to the uses and improvements described above and permitted under the Act.
- **Commercial Project Area** - A neighborhood retail and neighborhood office development consisting of some or all of the following uses: retail, office, residential, and any other facilities or improvements associated with or incidental to such uses including green space, landscaped areas, water features and detention facilities, parking lots and facilities, off-street parking, streets and traffic signals, any other public and private infrastructure, and other items permitted under the Act.

**Section 5.** A description and map of the proposed redevelopment district and the district plan are available for inspection and copying in the offices of the City Clerk, City Hall, 7700 Mission Road, Prairie Village, Kansas, Monday through Friday (other than holidays) between 8:00 a.m. and 5:00 p.m.

**Section 6.** The Governing Body will consider the findings necessary for the establishment of a redevelopment district after conclusion of the public hearing.

**Section 7.** The City Clerk is hereby authorized and directed to publish this resolution once in the official city newspaper not less than one week or more than two weeks preceding the date set for the public hearing. The City Clerk is also authorized and directed to mail a copy of this resolution via certified mail, return receipt requested to the board of county commissioners, the board of education of any school district levying taxes on property within the proposed redevelopment district, and to each owner and occupant of land within the proposed redevelopment district, not more than 10 days following the date of the adoption of this Resolution.

**Section 7. Effective Date.** This Resolution shall be effective upon adoption by the Governing Body of the City.

**ADOPTED** August 3, 2015.

**CITY OF PRAIRIE VILLAGE,  
KANSAS**

By: \_\_\_\_\_  
Mayor

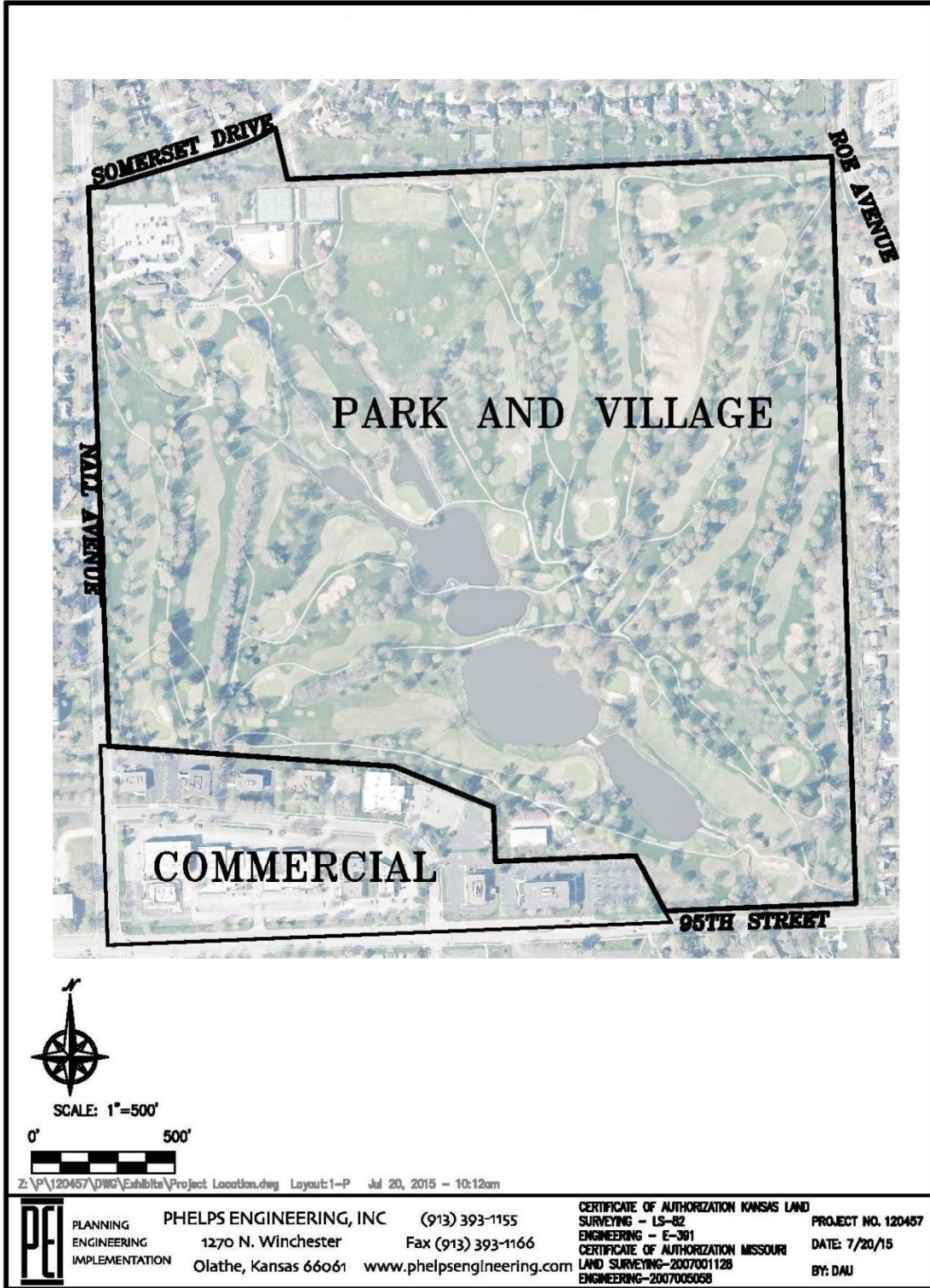
[SEAL]

ATTEST:

\_\_\_\_\_  
City Clerk

EXHIBIT A

MAP OF PROPOSED REDEVELOPMENT DISTRICT



## EXHIBIT B

### LEGAL DESCRIPTION OF PROPOSED REDEVELOPMENT DISTRICT

The following property located in Johnson County, Prairie Village, Kansas:

Park and Village Project Area:

LOTS 1 THROUGH 12, INCLUSIVE, AND LOT A, EXCEPT THE SOUTH 10 FEET THEREOF, BLOCK B, MEADOWBROOK ACRES, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS;

AND ALL OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION THIRTY-THREE (33) TOWNSHIP TWELVE (12) RANGE TWENTY-FIVE (25) IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART PLATTED AS MEADOWBROOK ACRES; AND EXCEPT THE SOUTH 40 FEET THEREOF IN 95TH STREET; AND EXCEPT THE WEST 30 FEET THEREOF IN NALL AVENUE;

AND EXCEPT A TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 25 EAST, JOHNSON COUNTY, KANSAS; THENCE NORTH 0° 00' 00" EAST ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 700.00 FEET TO A POINT; THENCE SOUTH 83° 50' 00" EAST A DISTANCE OF 1,030.00 FEET TO A POINT; THENCE SOUTH 65° 35' 00" EAST, A DISTANCE OF 375.00 FEET TO A POINT; THENCE SOUTH 0° 00' 00" WEST, A DISTANCE OF 429.24 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 89° 47' 09" WEST ALONG THE SOUTH LINE OF SAID SECTION 33 A DISTANCE OF 1,365.51 FEET TO THE PLACE OF BEGINNING;

AND EXCEPT A TRACT DESCRIBED AS FOLLOWS: ALL THAT PART OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 25 EAST, NOW IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 33, THENCE SOUTH 89° 47' 09" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SECTION 33, A DISTANCE OF 676.70 FEET, TO THE TRUE POINT OF BEGINNING OF SUBJECT TRACT; THENCE CONTINUING SOUTH 89° 47' 09" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 33, A DISTANCE OF 605 FEET; THENCE NORTH 0° 00' 00" EAST, A DISTANCE OF 240 FEET; THENCE NORTH 89° 47' 09" EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 33, A DISTANCE OF 490 FEET; THENCE SOUTH 25° 38' 32" EAST, A DISTANCE OF 265.74 FEET TO THE TRUE POINT OF BEGINNING OF SUBJECT TRACT;

ALSO: A PART OF THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 12, RANGE 25, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE AND 88.86 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 33; THENCE NORTH 75° EAST, ALONG THE SOUTH LINE OF SOMERSET DRIVE, AS ESTABLISHED BY THE PLAT OF WEST RIDING, A SUBDIVISION OF LAND NOW IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, A DISTANCE OF 454.01 FEET, TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF SAID SOMERSET DRIVE, SAID SOUTH LINE BEING ON A CURVE TO THE LEFT

HAVING A RADIUS OF 640 FEET, A DISTANCE OF 176.13 FEET; THENCE SOUTH 11° 43' 23" EAST, A DISTANCE OF 183.42 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 33; THENCE SOUTH 89° 26' 38" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 33, A DISTANCE OF 637.59 FEET, TO THE POINT OF BEGINNING.

Commercial Project Area:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 25 EAST, IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE N 2°06'14" W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 700.00 FEET; THENCE S 85°56'14" E, A DISTANCE OF 1029.95 FEET; THENCE S 67°41'14" E, A DISTANCE OF 375.00 FEET; THENCE S 02°06'14" E, A DISTANCE OF 189.07 FEET; THENCE N 87°40'29" E, A DISTANCE OF 490.00 FEET; THENCE S 27°45'12" E, A DISTANCE OF 265.74 FEET; TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE S 87°40'29" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 1970.54 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROADS, CONTAINING 22.1018 GROSS ACRES, MORE OR LESS

**REDEVELOPMENT DISTRICT PLAN  
FOR THE  
MEADOWBROOK REDEVELOPMENT DISTRICT**

**July 20, 2015**



## DESCRIPTION OF REDEVELOPMENT DISTRICT PLAN

K.S.A. 12-1770 *et seq.*, as amended (the “Act”), authorizes cities to establish redevelopment districts to promote the general and economic welfare of the city. The proposed redevelopment district (the “**Redevelopment District**”) consists of an area located in the City of Prairie Village, Johnson County, Kansas that is described on the attached Exhibit A and depicted on the attached Exhibit B, both of which are attached and made a part hereof, and which is generally described as an area bounded by Roe Avenue on the east, W. 95<sup>th</sup> Street on the south, Nall Avenue on the west, and W. 91<sup>st</sup> Street, as if extended, on the north.

This redevelopment district plan (the “**District Plan**”) consists of two (2) redevelopment project areas and the buildings, facilities, and improvements to be constructed or improved within the Redevelopment District may be described in a general manner as consisting of some or all of the following buildings, facilities and improvements to be constructed or improved, without limitation:

- **Park and Village Project Area** - Recreational, residential and mixed-use development consisting of some or all of the following uses: single family, townhomes, multi-family apartments, and senior living residential; an inn or hotel; a public park and any other facilities or improvements associated with or incidental to such uses including commercial services and offices, trails, landscaped areas, water features and detention facilities, parking lots, shelters, recreational structures, off-street parking, traffic improvements, sanitary sewer improvements and any other utility improvements and infrastructure necessary or incidental to the uses and improvements described above and permitted under the Act.
- **Commercial Project Area** - A neighborhood retail and neighborhood office development consisting of some or all of the following uses: retail, office, residential, and any other facilities or improvements associated with or incidental to such uses including green space, landscaped areas, water features and detention facilities, parking lots and facilities, off-street parking, streets and traffic signals, any other public and private infrastructure, and other items permitted under the Act.

[The remainder of this page intentionally left blank. Exhibits follow.]

## EXHIBIT A

### Legal Description

#### Park and Village Project Area:

LOTS 1 THROUGH 12, INCLUSIVE, AND LOT A, EXCEPT THE SOUTH 10 FEET THEREOF, BLOCK B, MEADOWBROOK ACRES, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS;

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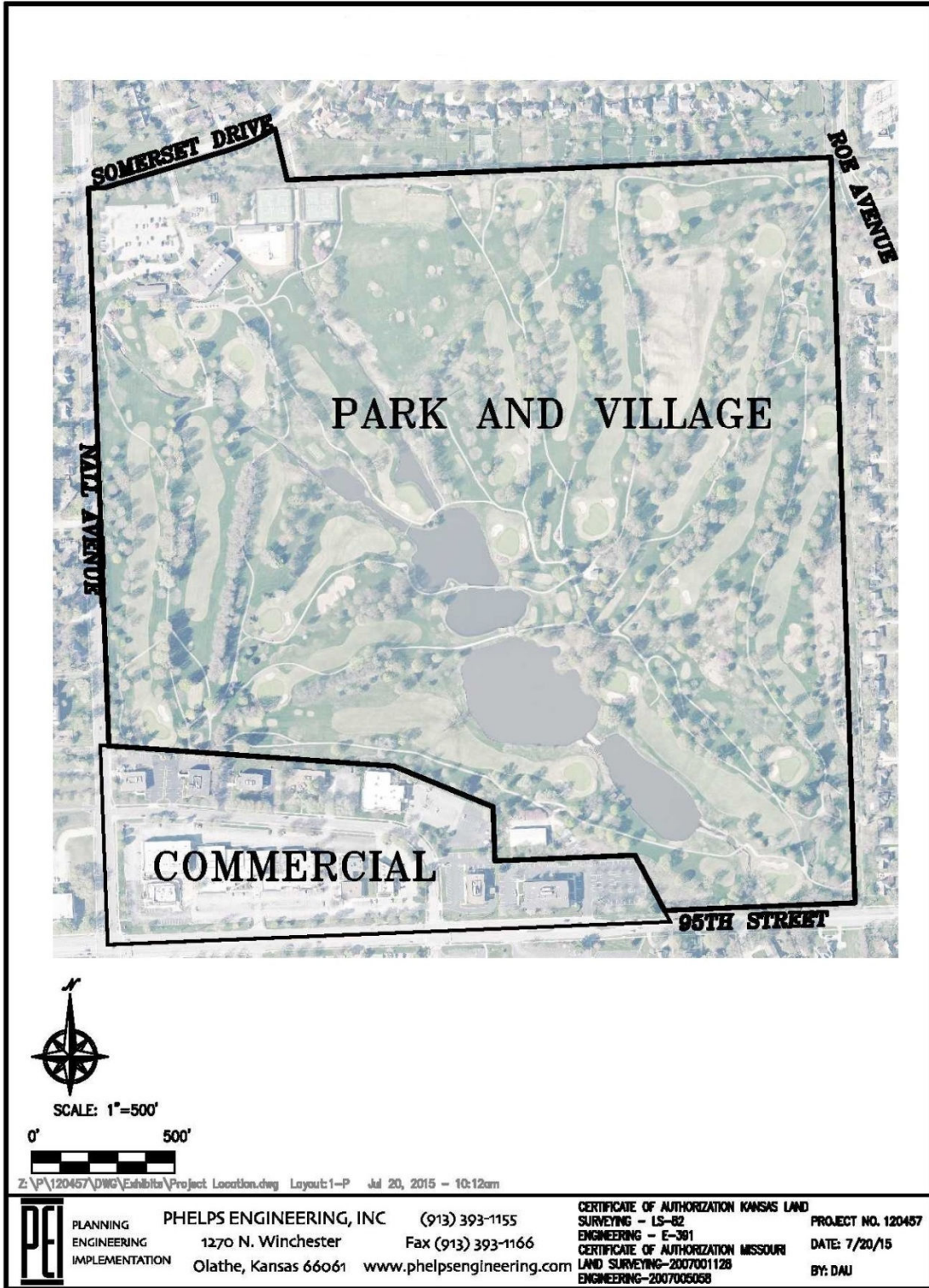
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**EXHIBIT B**

**Depiction**



The boundaries of the Park and Village Project Area and the Commercial Project Area are outlined in black.

August 7, 2015

Owner or Occupant  
[street address]  
[city, state ZIP]

Re: Proposed Meadowbrook Redevelopment District

Dear Owner or Occupant:

The City Council of the City of Prairie Village, Kansas (the "City") passed Resolution on August 3, 2015 setting **Tuesday, September 8, 2015 at 7:30 p.m.** as the date and time for a public hearing to consider establishment of the Meadowbrook Redevelopment District, a tax increment finance (TIF) district created pursuant to K.S.A. 12-1770 et seq. (the "District"). Enclosed please find copies of such resolution and the Redevelopment District Plan for the proposed District.

The City will hold an informational meeting regarding the proposed District on Thursday, August 27, 2015 at 5:00 p.m. at the Meadowbrook Golf and Country Club, 9101 Nall Ave., Prairie Village, Kansas. For additional information, please visit the following website:

[www.pvkansas.com/meadowbrook](http://www.pvkansas.com/meadowbrook)

You are encouraged to attend the informational meeting to learn more about the proposed District and/or attend the public hearing to provide comments for the formal record.

Sincerely,

Quinn Bennion  
City Administrator

KSA 12-1770a(d)

(d) "Conservation area" means any improved area comprising 15% or less of the land area within the corporate limits of a city in which 50% or more of the structures in the area have an age of 35 years or more, which area is not yet blighted, but may become a blighted area due to the existence of a combination of two or more of the following factors:

- (1) Dilapidation, obsolescence or deterioration of the structures;
- (2) illegal use of individual structures;
- (3) the presence of structures below minimum code standards;
- (4) building abandonment;
- (5) excessive vacancies;
- (6) overcrowding of structures and community facilities; or
- (7) inadequate utilities and infrastructure.





W. 91ST ST.

NALL AVE.

MEADOWBROOK PROPERTY

ROE AVE.

95TH ST.

**MEADOWBROOK PROPOSED TIF DISTRICT ANALYSIS**

JULY 30, 2015

PREPARED FOR:



The City Of  
**Prairie Village, Kansas**



# REPORT: MEADOWBROOK PROPOSED TIF DISTRICT SITE ANALYSIS

CITY OF PRAIRIE VILLAGE, KANSAS

JULY 30, 2015

**PREPARED BY** Confluence, Kansas City, Kansas  
- Christopher Shires, AICP, Principal  
- PJ Novick, ASLA, LEED GA, Principal

## PROJECT BACKGROUND

The Village Vision Strategic Investment Plan, adopted by the City of Prairie Village, Kansas, in 2007 as the City's comprehensive plan, identifies the Meadowbrook Country Club and the adjoining Meadowbrook Village Shopping Center as a potential site for redevelopment. The Country Club site is one of the last relatively undeveloped properties in Prairie Village and both properties are strategically located at the southwestern edge of the community at the intersection of two (2) major roadways, Nall Avenue and W. 95<sup>th</sup> Street. However, the Village Vision notes that the Country Club property does not have adequate sanitary sewer service and the Shopping Center is underutilized and retail space has been converted to office space.

To foster and support the redevelopment of the Country Club property and the rejuvenation of the adjoining Shopping Center, the City desires to establish a Tax Increment Financing (TIF) district as provided for in the State of Kansas Statutes. The proposed TIF district, which includes both the Country Club property and the Shopping Center, is generally bound by W. 95<sup>th</sup> Street on the south, Nall Avenue of the west, W. 90<sup>th</sup> Street on the north, and Roe Avenue on the east. (See Exhibit A – Proposed TIF District Location Map.)

In order to establish a TIF district, among other steps, the City must determine if the area meets the eligibility requirements for a TIF district. The most applicable eligibility status is a "Conservation area" as defined in the State of Kansas Statute (K.S.A 12-1770a). The statute states:

*"Conservation area" means any improved area comprising 15% or less of the land area within the corporate limits of a city in which 50% or more of the structures in the area have an age of 35 years or more, which area is not yet blighted, but may become a blighted area due to the existence of a combination of two or more of the following factors:*

- (1) Dilapidation, obsolescence or deterioration of the structures;*
- (2) illegal use of individual structures;*
- (3) the presence of structures below minimum code standards;*
- (4) building abandonment;*
- (5) excessive vacancies;*
- (6) overcrowding of structures and community facilities; or*
- (7) inadequate utilities and infrastructure.*

The following memorandum summarizes our site analysis as to whether the proposed TIF district meets the three (3) part definition of "Conservation area."



## ANALYSIS

### **Part 1 - The proposed TIF district is 15% or less than the total area of the city:**

The proposed TIF district is approximately 172 acres. The total land area contained within the corporate limits of the City is 3,968 acres. The proposed TIF district is therefore 4.34% of the total land area of the City, and under the 15% threshold identified by the State Statute.

### **Part 2 - 50% or more of the structures in the proposed TIF district have an age of 35 years or more:**

There are 15 individual structures within the proposed TIF district. In review of the Johnson County land records, 12 of these structures (80%) were constructed prior to 1981 and are 35 years of age or older, more than the 50% as required by the State Statute.

### **Part 3 - The existence of a combination of two (2) or more of the seven (7) State definition factors within the proposed TIF district:**

In an analysis of the existing site conditions, four (4) of the seven (7) factors of the State Statute have been identified as applying to the proposed TIF district.

As noted in the 2007 Village Vision, the Meadowbrook Country Club property does not have sanitary sewer service and is not included within the Johnson County waste water sewer district (with the exception of the existing clubhouse and maintenance building). The cost of extending sewer to this property is significant and is a barrier to the redevelopment of this site. Based on this, the proposed TIF district identifies with the seventh factor of the State Statute "inadequate utilities and infrastructure" in that the proposed TIF district does not have adequate sanitary sewer service.

It has been identified through communications with the City staff that there are insufficient stormwater drainage facilities to manage the stormwater run-off from the sites on which the identified structures are located. Most of these sites have little to no stormwater detention facilities, adding to the flooding issues known to the general area. Therefore it is reasonable to find that the proposed TIF district again identifies with the seventh factor of the State Statute "inadequate utilities and infrastructure" in that the proposed TIF district does not have adequate stormwater management infrastructure.

Upon onsite observation of each of the 15 structures within the proposed TIF district, we identified that several have dated building architecture that may make them more difficult to retain tenants and lease or sell to new tenants, as their building style and layout/configuration may not fit the needs and desires of today's typical retail and office user. Additionally, due to the age of the structures it can be assumed that most have some nonconformity with current building codes, as code requirements have evolved and changed over the past 35+ years. Depending on the user this can be a significant obstacle to the reuse, renovation, or re-tenanting of an existing structure, adding additional cost and delay that may make the structure significantly less attractive to a current or prospective tenant than would a newer structure. Therefore it is reasonable to state that the proposed TIF district further identifies with the first and third factors of the State Statute "Dilapidation, obsolescence or deterioration of the structures" and "the presence of structures below minimum code standards" in that several structures may be obsolete with regards to meeting the current requirements of retail and office tenants and/or may not meet the current minimum building code standards.

It was also observed that several properties within the subject area do not appear to have room for building and/or parking lot expansion. This site crowding hinders the ability to add additional parking, outdoor pedestrian spaces, patios, building entryways, drive-thrus, etc., further impacting their ability to evolve and remain viable tenant spaces. As a result, the proposed TIF district identifies with the sixth factor of the State Statute "overcrowding of structures and community facilities."

## CONCLUSION

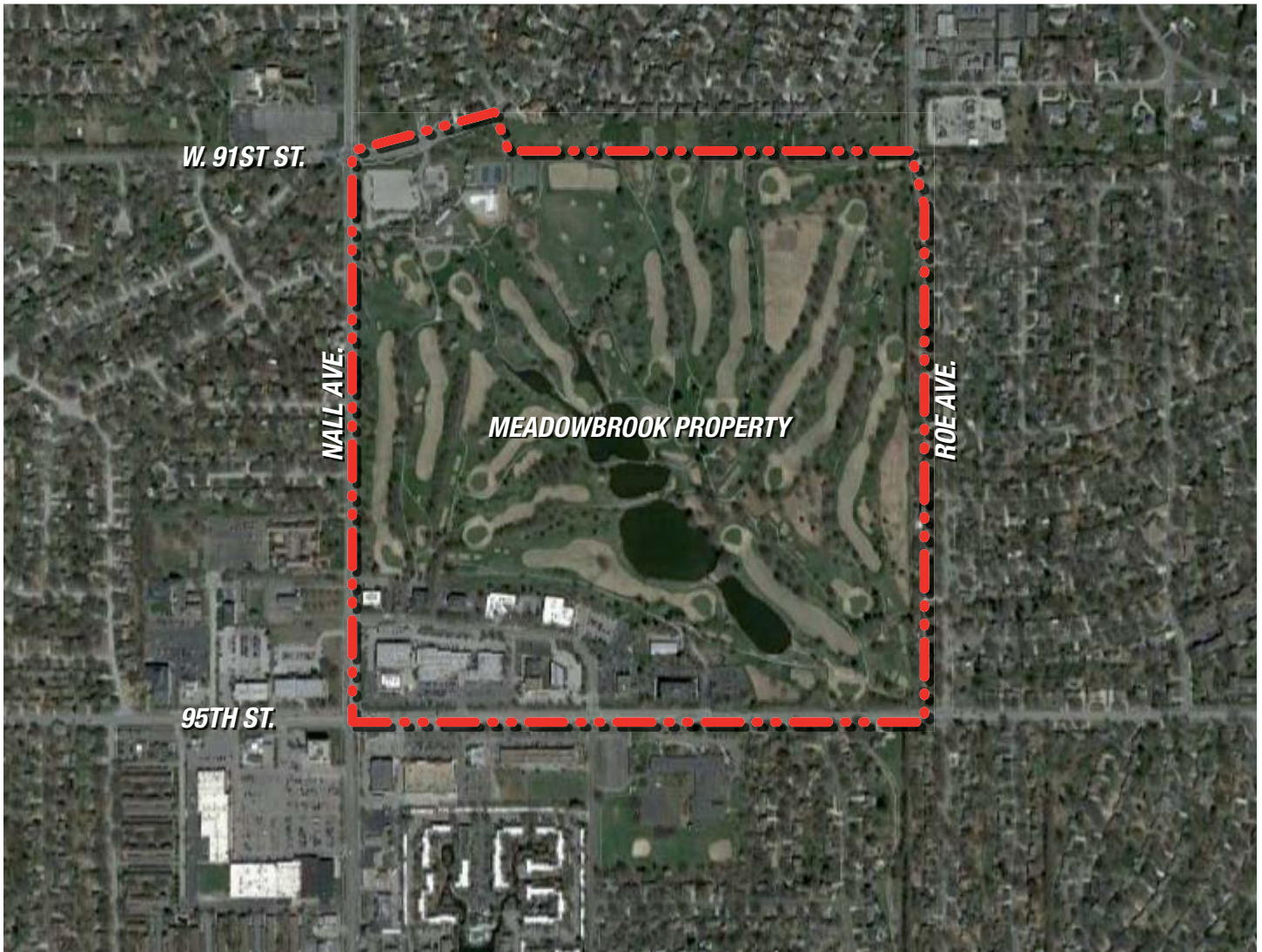
A conclusion can be made that the proposed TIF district conforms to the Kansas Statute as a “Conservation area.” The proposed TIF district is less than 15% of the total land area of the City. More than 50% of the structures within the proposed TIF district are 35 years of age or older, and the proposed TIF district identifies with two (2) or more of the seven (7) factors listed in the state statute.

Two tables summarizing our analysis are attached (Exhibit B – Structure Ages Table and Conservation Area Factors Table). Summary sheets of the analysis of each individual structure and site is further attached as Exhibit C.

## EXHIBITS

- Exhibit A – Proposed TIF District Location Map
- Exhibit B – Structure Ages Table + Conservation Area Factors Table
- Exhibit C – Site Analysis Sheets

***EXHIBIT A | PROPOSED TIF DISTRICT LOCATION MAP***



## EXHIBIT B | STRUCTURE AGES

CONSERVATION AREA STRUCTURES				MEETS AGE DEFINITION
#	ADDRESS		AGE	
1	5400 W. 95TH ST.		36	X
2	5370 W. 95TH ST.		28	
3	5300 W. 95TH ST.		39	X
4	9401 NALL AVE.		37	X
5	5350 W. 94TH TER.		36	X
6	5300 W. 94TH TER.		38	X
7	5250 W. 94TH TER.		33	
8	5215 W. 94TH. TER.		39	X
9	5206 W. 95TH ST.		39	X
10	5200 W. 95TH ST.		38	X
11	5200 W. 94TH TER.		37	X
12	5100 W. 95TH ST. APT 200		39	X
13	5000 W. 95TH ST. APT. A		41	X
14	5000 W. 95TH ST. APT. A		27	
15	9101 NALL AVE.		41	X
				<b>12 OF 15 = 80%</b>

### CONSERVATION AREA FACTORS:

- Dilapidation, obsolescence or deterioration of the structures
- Illegal use of individual structures
- The presence of structures below minimum code standards
- Building abandonment
- Excessive vacancies
- Overcrowding of the structures and community facilities
- Inadequate utilities and infrastructure



## EXHIBIT C | SITE ANALYSIS SHEETS

STRUCTURE ADDRESS: 5400 W. 95th St.

PROPERTY NUMBER: 0F251233-2019

AGE OF PROPERTY: 36

YEAR BUILT: 1979

CLASS: C- Commercial

### BRIEF DESCRIPTION

Single-story masonry structure that currently houses a restaurant. The building exterior appears to be in good condition and some renovations have taken place. Due to the age of the structure it can be assumed portions may not comply with current building codes. The driveways, parking lot and pedestrian walkways are in fair condition. Little room exists for expansion and the site may be short adequate very close proximity parking typically desired by a restaurant user.



**EXHIBIT C | SITE ANALYSIS SHEETS**

**STRUCTURE ADDRESS:** 5370 W. 95th St.

**PROPERTY NUMBER:** OF251233-2016

**AGE OF PROPERTY:** 28

**YEAR BUILT:** 1987

**CLASS:** C- Commercial

**BRIEF DESCRIPTION**

Three-story masonry structure with multiple office tenants. The building exterior appears to be in fair condition with no recent exterior improvements. The building architecture is dated and may no longer fit the needs and desires of typical retail and office tenants. Due to the age of the structure it can be assumed portions may not comply with current building codes. The driveways, parking lot and pedestrian walkways are in poor condition.





**EXHIBIT C | SITE ANALYSIS SHEETS**

**STRUCTURE ADDRESS:** 5300 W. 95th St.

**PROPERTY NUMBER:** OF251233-2011

**AGE OF PROPERTY:** 39

**YEAR BUILT:** 1976

**CLASS:** C- Commercial

**BRIEF DESCRIPTION**

Single-story, multi-tenant office and retail structure (Nall Hills Shopping Center) with no outward appearance of recent improvements. The building exterior appears to be in fair condition but has dated architecture that may no longer fit the needs and desires of typical retail and office tenants. Due to the age of the structure it can be assumed portions may not comply with current building codes. The driveways, parking lot and pedestrian walkways are in poor condition.





## EXHIBIT C | SITE ANALYSIS SHEETS

STRUCTURE ADDRESS: 9401 Nall Ave.

PROPERTY NUMBER: OF251233-2017

AGE OF PROPERTY: 37

YEAR BUILT: 1978

CLASS: C- Commercial

### BRIEF DESCRIPTION

Two-story brick office structure. The building exterior appears to be in good condition. Due to the age of the structure it can be assumed portions may not comply with current building codes. The driveways, parking lot and pedestrian walkways are in fair condition. The site appears to be maximized so should parking become an issue there does not appear room to construct additional parking.





## EXHIBIT C | SITE ANALYSIS SHEETS

STRUCTURE ADDRESS: 5350 W. 94th Ter.

PROPERTY NUMBER: OF251233-2020

AGE OF PROPERTY: 36

YEAR BUILT: 1979

CLASS: C- Commercial

### BRIEF DESCRIPTION

Two-story brick office structure. The building exterior appears to be in good condition. Due to the age of the structure it can be assumed portions may not comply with current building codes. The driveways, parking lot and pedestrian walkways are in fair condition. The site appears to be maximized so should parking become an issue there does not appear room to construct additional parking.





## EXHIBIT C | SITE ANALYSIS SHEETS

STRUCTURE ADDRESS: 5300 W. 94th Ter.

PROPERTY NUMBER: OF251233-2014

AGE OF PROPERTY: 38

YEAR BUILT: 1977

CLASS: C- Commercial

### BRIEF DESCRIPTION

Two-story brick office structure. The building exterior appears to be in good condition. Due to the age of the structure it can be assumed portions may not comply with current building codes. The driveways, parking lot and pedestrian walkways are in fair condition.





## EXHIBIT C | SITE ANALYSIS SHEETS

STRUCTURE ADDRESS: 5250 W. 94th Ter.

PROPERTY NUMBER: OP23710000001

AGE OF PROPERTY: 33

YEAR BUILT: 1982

CLASS: C- Commercial

### BRIEF DESCRIPTION

Single-story brick office structure. The building exterior appears to be in good condition. Due to the age of the structure it can be assumed portions may not comply with current building codes. The parking lot and driveway are in poor condition. Access to the site is limited to one driveway.





**EXHIBIT C | SITE ANALYSIS SHEETS**

**STRUCTURE ADDRESS:** 5215 W. 94th Ter.

**PROPERTY NUMBER:** OF251233-2012

**AGE OF PROPERTY:** 39

**YEAR BUILT:** 1976

**CLASS:** C- Commercial

**BRIEF DESCRIPTION**

Single-story masonry retail structure. Some exterior improvements have been made and the building exterior appears to be in good condition. The building architecture is dated that may no longer fit the needs and desires of typical retail and office tenants. The driveways, parking lot and pedestrian walkways are in fair condition.



**EXHIBIT C | SITE ANALYSIS SHEETS**

**STRUCTURE ADDRESS:** 5206 W. 95th St.

**PROPERTY NUMBER:** OF251233-2013

**AGE OF PROPERTY:** 39

**YEAR BUILT:** 1976

**CLASS:** C- Commercial

**BRIEF DESCRIPTION**

Single-story masonry structure currently housing a bank. The building exterior appears to be in fair condition. Due to the age of the structure it can be assumed portions may not comply with current building codes. The building architecture is dated that may no longer fit the needs and desires of typical retail and office tenants. The ATM is in an awkward location and the bank teller drive-up is limited to one lane. There does not appear adequate room to expand the bank drive-up. The driveways, parking lot and pedestrian walkways are in poor condition.





## EXHIBIT C | SITE ANALYSIS SHEETS

STRUCTURE ADDRESS: 5200 W. 95th St.

PROPERTY NUMBER: OF251233-2015

AGE OF PROPERTY: 38

YEAR BUILT: 1977

CLASS: C- Commercial

### BRIEF DESCRIPTION

Single-story masonry retail structure that is currently vacant. The building exterior appears to be in fair condition. Due to the age of the structure it can be assumed portions may not comply with current building codes. The driveways, parking lot and pedestrian walkways are in poor condition.





## EXHIBIT C | SITE ANALYSIS SHEETS

STRUCTURE ADDRESS: 5200 W. 94th Ter.

PROPERTY NUMBER: OF251233-2018

AGE OF PROPERTY: 37

YEAR BUILT: 1978

CLASS: C- Commercial

### BRIEF DESCRIPTION

Two-story brick office structure with recent improvements completed. The building exterior appears to be in good condition. The driveways, parking lot and pedestrian walkways are in fair condition.



**MEADOWBROOK** | PROPOSED TIF DISTRICT STRUCTURES

JULY 30, 2015

PRAIRIE VILLAGE, KANSAS

CONFLUENCE



## EXHIBIT C | SITE ANALYSIS SHEETS

STRUCTURE ADDRESS: 5100 W. 95th St. Apt. 200

PROPERTY NUMBER: OF251233-2009

AGE OF PROPERTY: 39

YEAR BUILT: 1976

CLASS: C- Commercial

### BRIEF DESCRIPTION

Two-story brick multi-tenant office structure that currently housing a bank and other office tenants. The building exterior appears to be in good condition. Due to the age of the structure it can be assumed portions may not comply with current building codes. The driveways, parking lot and pedestrian walkways are in fair condition. The ATM is in a very poor location potentially negatively impacting vehicular circulation.





**EXHIBIT C | SITE ANALYSIS SHEETS**

**STRUCTURE ADDRESS:** 5000 W. 95th St. Apt. A

**PROPERTY NUMBER:** OF251233-2023

**AGE OF PROPERTY:** 41

**YEAR BUILT:** 1974

**CLASS:** C- Commercial

**BRIEF DESCRIPTION**

Single-story metal structure currently serving as a maintenance facility for the adjoining former golf course. The structure has limited vehicular access and has very limited potential for use as anything other than a maintenance shed and cannot be readily repurposed or modified for office or retail use. The driveways and parking lot are in very poor condition.





## EXHIBIT C | SITE ANALYSIS SHEETS

STRUCTURE ADDRESS: 5000 W. 95th St.

PROPERTY NUMBER: OP11100000001

AGE OF PROPERTY: 27

YEAR BUILT: 1988

CLASS: C- Commercial

### BRIEF DESCRIPTION

Three-story brick multi-tenant office structure. The building exterior appears to be in good condition. The driveways, parking lot and pedestrian walkways are in fair condition. Vehicular access to the site is limited to one driveway at an unsignalized intersection with a major arterial and may be difficult to enter and exit during peak traffic periods.





## EXHIBIT C | SITE ANALYSIS SHEETS

STRUCTURE ADDRESS: 9101 Nall Ave.

PROPERTY NUMBER: OF251233-2026

AGE OF PROPERTY: 41

YEAR BUILT: 1974

CLASS: C- Commercial

### BRIEF DESCRIPTION

Two-story masonry and wood structure which was formally the clubhouse for the adjoining former golf course. Due to the age of the structure it can be assumed portions may not comply with current building codes. The exterior of the structure, roadway and parking are in fair condition. The structure has limited reuse potential as anything other than a clubhouse or similar recreational facility.



Meadowbrook Development  
TENTATIVE Calendar of Events - City of Prairie Village

	Miscellaneous	Zoning	TIF District Plan	Bonds
<b>February</b>				
Feb 17 Council Meeting	Executive Session Joint public announcement regarding project. Announce upcoming Informational Meetings.			
February 19				
<b>March</b>				
March 10 & 11	Open House/Informational Meetings, LRK Facilitate. 4-8 pm			
March 11 PV Parks and Rec Committee Meeting	PV Parks and Rec Committee attend Informational Meeting			
March 30 City Council Work Session	Topic: Presentation of Plan, LRK attend.			
<b>April</b>				
April 20 Committee meeting	Topic: TIF Mechanics and financing, senior housing			
<b>May</b>				
May 4 Council Meeting	City Council considers Funding Agreement* (Agreement allows city to be reimbursed for consultants time)			
May - July	JCPRD Park Planning Process			
<b>June</b>				
June 15 Council Meeting	City Council considers Memo of Understanding* (first reading)			
<b>July</b>				
July 6 Council Meeting	City Council considers Memo of Understanding* (second reading)			
July 20 Regular Council Meeting			VT attend Committee of Whole Meeting for discussion of Project	
July 28 for next Council packet			Completion of Eligibility Study, Completion of District Plan; Resolution to Hold Public Hearing	
<b>August</b>				
August 3 Regular Council Meeting			Governing Body adopts Resolution calling for public hearing September 8, 2015 on creation of TIF District*	
By August 13 City Staff			Copy of Resolution sent by certified mail, return receipt requested, to County Commission, USD 512 and each owner and occupant of land within proposed district	
August 17 Regular Council Meeting			Informational meeting regarding TIF District	
August 25 (Tuesday)			Publication of Resolution calling for public hearing on TIF District to be held by Governing Body on Tuesday, September 8 (because of Labor Day Holiday)	
By August 31		Application for Rezoning and Preliminary Plat Filed with City		
<b>September</b>				
September 8 (Tuesday)		Publication of Notice of Public Hearing on Rezoning before the PC to be held on October 6		

**Meadowbrook Development  
TENTATIVE Calendar of Events - City of Prairie Village**

By September 8		Applicant mail notice to 200 foot property owners		
September 8 Regular Council Meeting			Governing Body holds Public Hearing on creating TIF District and adoption of ordinance to create TIF District*	
September 15 (Tuesday)			Ordinance creating TIF District published	
By September 22		Applicant files affidavit of mailed notices with City Clerk		
<b>October</b>				
October 6		PC Holds Public Hearing and Considers Rezoning and Preliminary Plat		
October 8			BOCC and USD 512 Protest Period Ends	
October 9			TIF Project Plan for Project Area 1 filed with City	
October 12 Special PC Meeting			PC considers comprehensive plan consistency finding	
October 13 Special Council Meeting			City Council adopts resolution to call public hearing November 16 on TIF Project Plan*	
October 20		Rezoning Protest Petition Period Expires		
By October 23 City Staff			Copy of Resolution and TIF Project Plan certified mail to BOCC and USD 512; Copy of Resolution sent certified mail to each owner and occupant within Project Area 1 [i.e. VanTrust]	
<b>November</b>				
November 2 Regular Council Meeting	City Council adopts Charter ordinance creating Transient Guest Tax by 2/3rds (9) affirmative votes*	Governing Body Considers Rezoning*	Committee of Whole Considers Project Plan and Development Agreement	
November 3 (Tuesday)	First Publication TGT Charter Ordinance		Publish Resolution calling for public hearing TIF Plan to be held on November 16	
November 10 (Tuesday)	Second Publication TGT Charter Ordinance			
By November 12	Preliminary park plan prepared (tentative)			
November 16 Regular Council Meeting			Public Hearing on TIF Plan; Approval of Ordinance Adopting TIF Plan by 2/3rds (9) affirmative votes; adopt Resolution approving Development Agreement*	Council considers bond sale resolutions*
November 24 (Tuesday)			Ordinance adopting TIF Plan published; City Clerk deliver copy of Ordinance, map or plat of district to County Clerk, County Assessor, County Treasurer, County Commission and USD 512	
<b>December</b>				
December 8 PC Meeting		PC Considers Final Plat		

**Meadowbrook Development  
TENTATIVE Calendar of Events - City of Prairie Village**

December 21 Regular Council Meeting			Council considers Final Plat for purpose of accepting dedications of right of way*		
December Generally					Finalize bond size and structure
<b>January, 2016</b>					
January 11, 2016		Protest Period TGT Charter Ordinance Expires (60 days after second publication)			Publish GO TIF Bond preliminary official statement
January 15, 2016					Protest Period GO TIF Bonds Expires (60 days after conclusion of public hearing)
January 18 Regular Council Meeting					Bond pricing and Council Approval*
<b>February, 2016</b>					
February 9					Bond Closing

Updated July 27, 2015

\* = Governing Body action item