

**2009 Amendment to the TIF
Redevelopment Plan and Project 2-D**

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CITY HALL REDEVELOPMENT PROJECT AREA
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**City of Roeland Park, Kansas
May ____, 2009**

INTRODUCTION

On August 30, 1989, the City of Roeland Park, Kansas, adopted Resolution No. 318, which designated an area within the City as an Enterprise Zone. This designation was certified by the Secretary of the Kansas Department of Commerce on September 12, 1989. Subsequent to this, in 1991 and 1992, the City created two (2) redevelopment districts, pursuant to K.S.A. 12-1770 et seq., within the boundaries of the Enterprise Zone.

On October 30, 1991, the City adopted Resolution No. 358, to schedule a public hearing on the creation of a redevelopment district, Redevelopment District No. 2, also within the Enterprise Zone. The City adopted Resolution No. 359, making certain findings pursuant to K.S.A. 1990 Supp. 12-1771, including a finding that the conservation, development or redevelopment of the area within Redevelopment District No. 2 was necessary to promote the general and economic welfare of the City. This Resolution also provided that the comprehensive plan for Redevelopment District No. 2 was to be divided into four (4) project areas. Redevelopment District No. 2 was then established by the City on January 29, 1992, by Ordinance No. 566.

The City acquired the property located at 4550 W. 51st Street, Roeland Park, Kansas, within Redevelopment District No. 2, which is being used as the Roeland Park City Hall. The City used surplus tax increment revenues from Redevelopment District No. 2 to finance the annual acquisition costs of the City Hall property.

Since 1991, when the TIF District was established, progress has been made with respect to economic growth and community improvement in this area of the City. However, there remains much to be done and the originally adopted Redevelopment Plan and Project needs to be revised to reflect implementation experience to date and to bring it into compliance with the TIF Act.

The City seeks to officially amend the Plan to extend the scope of the project. This change is incorporated into this 2009 Amendment to the TIF Redevelopment Plan and Project for the Redevelopment Project Plan for Project Area 2D, which includes:

- updates the redevelopment program planned project(s) within Project Area 2D;
- updates the estimated redevelopment project costs;

The following sections of this report present a reviewed Redevelopment Plan and Project for Project Area 2D. Also included with this 2009 Plan amendment are other provisions to comply with the current requirements of the Act. It is not the purpose of this Plan Amendment to alter the current boundaries of the TIF. The property tax portion of the TIF program is not proposed to change and will expire in 2021.

REVISED REDEVELOPMENT PLAN AND PROJECT

A. Introduction

This Section and the following section constitutes an amendment to the original 1991 Redevelopment Project Plan for Project Area 2D.

B. General Land Uses to Apply

Exhibit A, General Land Use Plan, set forth in the Redevelopment District Plan, Project Area 2D is an approximate 4.4 acre tract of land bounded on the South by 51st Street, on the West by Roe Lane and Roe Avenue and on the East by the East line of Lots 11 through 17 and Lots 21 through 24 of Block 9, SOUTHRIDGE.

C. Redevelopment District Plan

Pursuant to Resolution No. 359, Redevelopment District No. 2 was divided into four (4) project areas, Project Area 2A, Project Area 2B, Project Area PC and Project Area 2D. This Redevelopment District Plan covers one of those project areas, Project Area 2D.

D. Description of Site

As set forth in the Redevelopment District Plan, Project Area 2D is an approximate 4.4 acre tract of land bounded on the South by 51st Street, on the West by Roe Lane and Roe Avenue and on the East by the East line of Lots 11 through 17 and Lots 21 through 24 of Block 9, SOUTHRIDGE. A map of Redevelopment District No. 2, showing the delineation of Project Area 2D, is attached hereto.

E. Relocation Assistance Plan

No relocation assistance is required in connection with the Redevelopment Project.

F. Description of 1991 Redevelopment Project

The Redevelopment Project (the "Project") is the acquisition of the City Hall property, on an annual basis to the extent of surplus tax increment revenues from Redevelopment District No. 2.

The City Hall property is owned by the Public Building Commission of the City of Roeland Park

the "PBC"). The PBC purchased the property from WH of KC, Inc. on April 21, 1994, for lease to the City to be used as the Roeland Park City Hall. The PBC issued its Public Building Lease Purchase Revenue Bonds, Series 1994 (the "PBC bonus's) in the aggregate principal amount of \$950,000 to purchase the property. The City leases the property from the PBC pursuant to a lease-purchase agreement, the Lease Agreement dated as of April 1, 1994 (the "Lease"), by and between the PBC and the City. The City is acquiring the property under the Lease by making payments to retire the PBC Bonds. The City's payment obligations under the Lease were satisfied in March 2009. The City makes annual principal payments and semi-annual interest payments. The City will own the City Hall property at the end of the Lease term, upon payment of a nominal amount. These annual payments give the City an equitable interest in the City Hall to the extent of payments to date. The annual payments are acquisition payments, which will be funded from any available surplus tax increment revenues from Redevelopment District No. 2.

The following redevelopment project expenditures are purposes for which the City may use surplus money in the tax increment fund:

1. Acquisition of property located at 4550 W. 51St to be used as the Roeland Park City Hall.
2. All related expenses to redevelop and finance the redevelopment project, including, but not limited to, interest expenses, carrying charges, and all other costs and expenses related to borrowing funds, issuing bonds or otherwise obtaining financing for the project.

G. Description of Proposed Revised Redevelopment Plan

The revised redevelopment plan is to renovate the City Hall building and property. The City made final payment on the lease with the Public Building Commission in March, 2009. The City Hall property is in need of improvements which will enhance the properties interior and exterior appearance and increase the buildings energy efficiency.

The following redevelopment plan expenditures are purposes for which the City may use surplus money in the tax increment fund:

1. All related expenses to the interior remodeling/renovation (ie; new wall coverings, floor coverings, electrical, HVAC, and technology enhancements) of the City Hall portion of the building.
2. All related expenses to the exterior renovations (ie; landscaping, façade repairs, and

energy efficient enhancements) of the City Hall portion of the building.

3. All related expenses pertaining to modifications of the City Hall portion of the building.

H. Financing of Project

The City is receiving tax increment revenues from Project Areas 2A, 2B, and 2D of Redevelopment District No. 2 and depositing such revenues into the Redevelopment District No. 2 tax increment fund (the "TIF Fund").

Tax increment revenues from Project Area No. 2C are not being deposited into the TIF Fund. The City issued its Special obligation Tax increment Revenue Bonds, Series 2000 (Valley State Bank Project) to finance a redevelopment project within Project Area 2C, and all tax increment revenues from Project Area 2C have been pledged to the payment of such bonds. Accordingly, project Area 2C and the tax increment revenues there from are excluded from this Redevelopment Project Plan.

The City presently has one (1) redevelopment project being financed from the TIF Fund. The City issued its Internal Revenue Bonds, Series 1996 (the "GO Bonds") in the principal amount of \$670,000 to finance certain internal improvements in the City, including a redevelopment Project 2A. \$191,143.56 principal amount of the GO Bonds was applied to finance such redevelopment project (the "TIF Portion of the GO Bonds"). The GO Bonds mature on December 1, 2011. Moneys from the TIF Fund are applied to make debt service payments on the TIF Portion of the GO Bonds, which is approximately \$3,800 per year.

The City will use surplus moneys in the TIF Fund to pay Project costs associated with the Project Area 2D Revised Redevelopment Project Plan, to include the payment of project expenses.

I. Completion Date

The project will be completed no later than December 31, 2021.

J. Feasibility Study

January 1, 2009 Increment Cash Available	\$82,862.57
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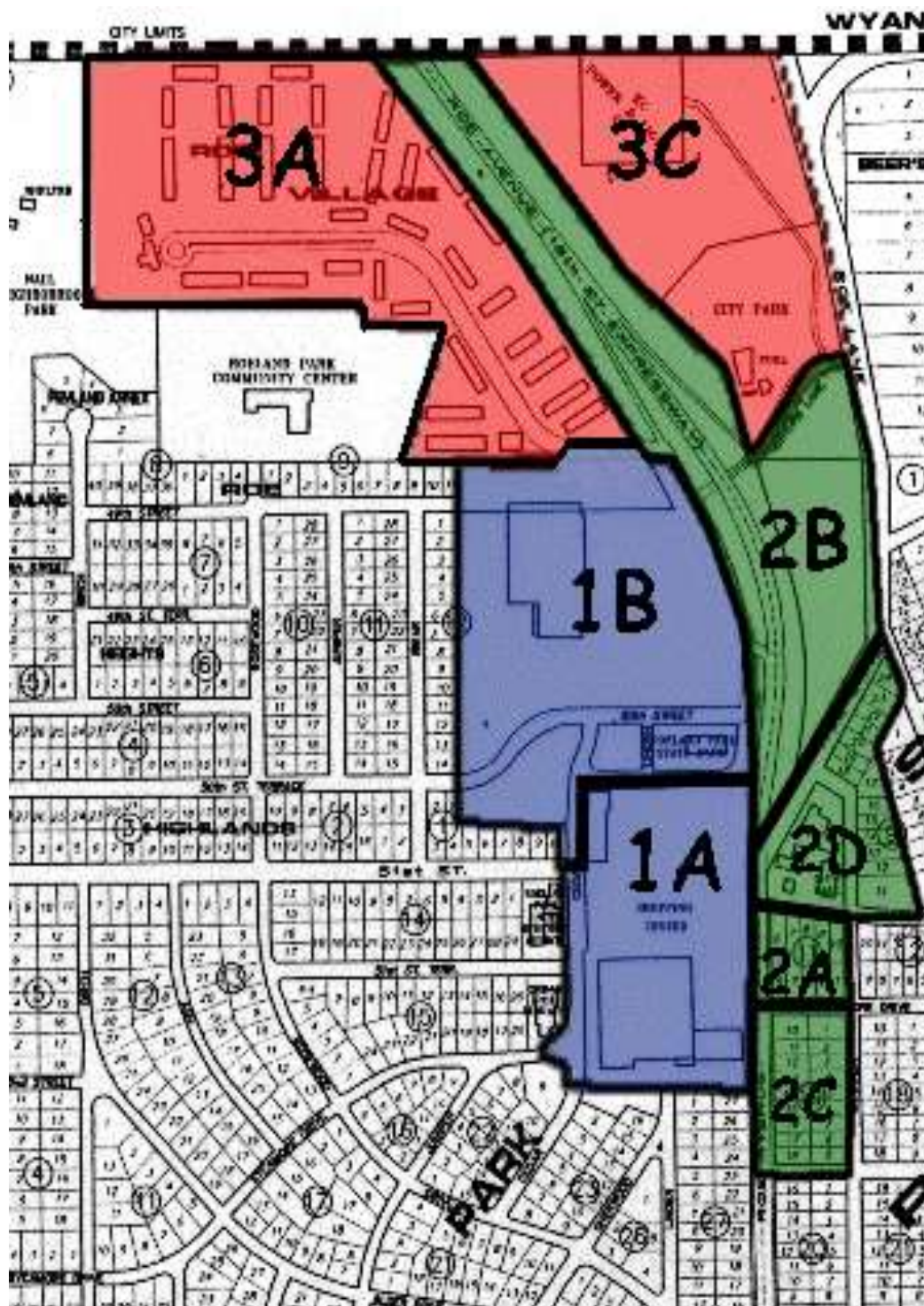
	Real Property Tax Increment
2009	225,000
2010	220,000
2011	215,000
2012	220,000
2013	225,000
2014	225,000
2015	230,000
2016	230,000
2017	230,000
2018	235,000
2019	235,000
2020	235,000
<u>2021</u>	<u>235,000</u>
Total Available for Project	\$ 2,960,000

All remodeling, renovation, modifications and/or improvements will be completed using a “pay as you go” methodology or with the use of obligations of the city. It is not anticipated that any long-term debt (bonds) will be needed for the project. However, it is possible that certain improvements could require the issuance of notes or bonds, which would be retired using the real property tax increment that is generated during the TIF period.

A feasibility study has been prepared by city staff above, It shows that there are tax increment revenues on deposit in the tax increment fund for Redevelopment District No. 2 to utilize for the redevelopment project in Project Area 2D being financed with tax increment moneys, and that there are, and are expected to be, excess tax increment revenues sufficient to pay any and all modifications, improvements and replacements as they relate to City Hall.

Exhibit A

TIF/Redevelopment District 2



Redevelopment Area 2D