



4600 West Fifty-First Street
Roeland Park, Kansas 66205
City Hall (913) 722-2600
Fax (913) 722-3713

Instructions
on
Logging
into
Meeting
Remotely

Mayor Mike Kelly
City of Roeland Park, Kansas

Dear Mayor:

We, the undersigned Councilmembers of the City of Roeland Park, Kansas, hereby respectfully request you to call a special meeting of the Governing Body of the City of Roeland Park, Kansas to be held at the City Hall at 6:00 PM, Monday, October 24, 2022, for the object and purpose of:

AGENDA
SPECIAL COUNCIL MEETING
CITY OF ROELAND PARK, KANSAS
ROELAND PARK CITY HALL
Roeland Park City Hall, 4600 W 51st Street
October 24, 2022, 6:00 PM

Pledge of Allegiance

Roll Call

A. Citizens Comments

Members of the public are welcome to use this time to make comments about City matters that do not appear on the agenda, or about items that will be considered as part of the consent agenda. Comments about items that appear on the agenda will be taken as each item is considered. Citizens are requested to keep their comments under 5 minutes. Please turn all cellular telephones and other noise-making devices off or to "silent mode" before the meeting begins.

I. New Business

- A. Award Contract for Womens Locker-room at Aquatic Center
- B. Approve Land Purchase Agreement for Public Works Site

II. **Ordinances and Resolutions:**

- A. Resolution 698 Calling Public Hearing on Creation of The Rocks Community Improvement District
- B. Resolution 699 Calling a Public Hearing on TIF4 Project Plan
- C. *Tom Madigan Jan Faidley *Jennifer Hill Ben Dickens *Kate Raglow Trisha Brauer Michael Poppa Michael Reb *These members called the Special Meeting

III. **Workshop Items:**

IV. **Reports of City Officials:**

Welcome to this meeting of the City Council of Roeland Park. Below are the Procedural Rules of Council

The City Council encourages citizen participation in local governance processes. To that end, and in compliance with the Kansas Open meetings Act (KSA 45-215), you are invited to participate in this meeting. The following rules have been established to facilitate the transaction of business during the meeting. Please take a moment to review these rules before the meeting begins.

- A. **Audience Decorum.** Members of the audience shall not engage in disorderly or boisterous conduct, including but not limited to; the utterance of loud, obnoxious, threatening, or abusive language; clapping; cheering; whistling; stomping; or any other acts that disrupt, impede, or otherwise render the orderly conduct of the City Council meeting unfeasible. Any member(s) of the audience engaging in such conduct shall, at the discretion of the Mayor (Chair) or a majority of the Council Members, be declared out of order and shall be subject to reprimand and/or removal from that meeting. Please turn all cellular telephones and other noise-making devices off or to "silent mode" before the meeting begins.
- B. **Public Comment Request to Speak Form.** The request form's purpose is to have a record for the City Clerk. Members of the public may address the City Council during Public Comments and/or before consideration of any agenda item; however, no person shall address the Council without first being recognized by the Mayor (Chair). Any person wishing to speak, whether during Public Comments or on an agenda item, shall first complete a Public Comment or Request to Speak form and submit this form to the City Clerk before the Mayor (Chair) calls for Public Comments or calls the particular agenda item
 - 1. **Public Comment on Non-Agenda Items.** The Agenda shall provide for public comment about matters that are within the jurisdiction of the City but are not specifically listed on the Agenda. A member of the public who wishes to speak under Public Comments must fill out a

Public Comment Request to Speak form and submit it to the City Clerk before the Mayor (Chair) calls for Public Comments.

2. **Public Comment on Agenda Items.** Public comment will be accepted on Agenda items. A member of the public, who wishes to speak on an Agenda item, including items on the Consent Agenda, must fill out a Request to Speak form and submit it to the City Clerk before the Mayor (Chair) calls the Agenda item.
-
- C. **Purpose.** The purpose of addressing the City Council is to communicate formally with the Council regarding matters that relate to Council business or citizen concerns within the subject matter jurisdiction of the City Council. Persons addressing the City Council on an agenda item shall confine their remarks to the matter under consideration by the Council.
 - D. **Speaker Decorum.** Each person addressing the City Council, shall do so in an orderly, respectful, dignified manner and shall not engage in conduct or language that disturbs, or otherwise impedes the orderly conduct of the Council meeting. Any person, who so disrupts the meeting shall, at the discretion of the Mayor (Chair) or a majority of the Council Members present, be subject to removal from that meeting.
 - E. **Time Limit.** In the interest of fairness to other persons wishing to speak and to other individuals or groups having business before the City Council, each speaker shall limit comments to five minutes. If a large number of people wish to speak, this time may be shortened by the Mayor (Chair) so that the number of persons wishing to speak may be accommodated within the time available.
 - F. **Speak Only Once.** Second opportunities for the public to speak on the same issue will not be permitted unless mandated by state or local law. No speaker will be allowed to yield part or all of his/her time to another, and no speaker will be credited with time requested but not used by another.
 - G. **Addressing the Council.** Comment and testimony are to be directed to the Mayor (Chair). Dialogue between and inquiries from citizens at the lectern and individual Council Members, members of staff, or the seated audience is not permitted. Council Members seeking to clarify testimony or gain additional information should direct their questions through the Mayor (Chair). Always speak from the microphone to ensure that all remarks are accurately and properly recorded. Only one speaker should be at the microphone at a time. Speakers are requested to state their full name, address and group affiliation, if any, before delivering any remarks.

H. Agendas and minutes can be accessed at www.roelandpark.org or by contacting the City Clerk

The City Council welcomes your participation and appreciates your cooperation. If you would like additional information about the City Council or its proceedings, please contact the City Clerk at (913) 722.2600.

Item Number: New Business- I.-A.
Committee 10/24/2022
Meeting Date:



City of Roeland Park Action Item Summary

Date: 10/20/2022
Submitted By: Keith Moody
Committee/Department: Admin.
Title: **Award Contract for Womens Locker-room at Aquatic Center**
Item Type: Other

Recommendation:

Staff is working through options for Council to Consider. The agenda report will likely be updated on 10/24 in the afternoon to reflect staffs recommendation.

Details:

The City has budgeted \$75,000 in the Aquatic Center Fund for this work. In addition, there is roughly \$50,000 or ARPA funds that were identified for support of the Community Center Renovation that are not anticipated to be used on that project, these resources could be allocated to this project providing a total of \$125,000 that can be made available for this project.

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount: Total Project Budget= \$75,000; Architect= \$7,250; Construction = \$67,750
Line Item Code/Description: 220-5442 Pool Improvements \$75,000; 550-5442 Other Capital Outlay \$419,000	

Additional Information

ATTACHMENTS:

Description	Type
 Womens Locker Renovation Plans	Cover Memo



09/23/2022

CONSTRUCTION DOCUMENTS

PROJECT TEAM

DRAWING INDEX

AD111	DEMOLITION PLAN - GROUND LEVEL 'BATHHOUSE'
A111	FLOOR & CEILING PLAN - GROUND LEVEL 'BATHHOUSE'
A151	FINISH PLAN - GROUND LEVEL 'BATHHOUSE'
A211	INTERIOR ELEVATIONS 'BATHHOUSE'

ARCHITECT-OF-RECORD:

SFS ARCHITECTURE
2100 CENTRAL, SUITE 31
KANSAS CITY MISSOURI 64108

O: 816.474.1397
F: 816.421.8024

OWNER:

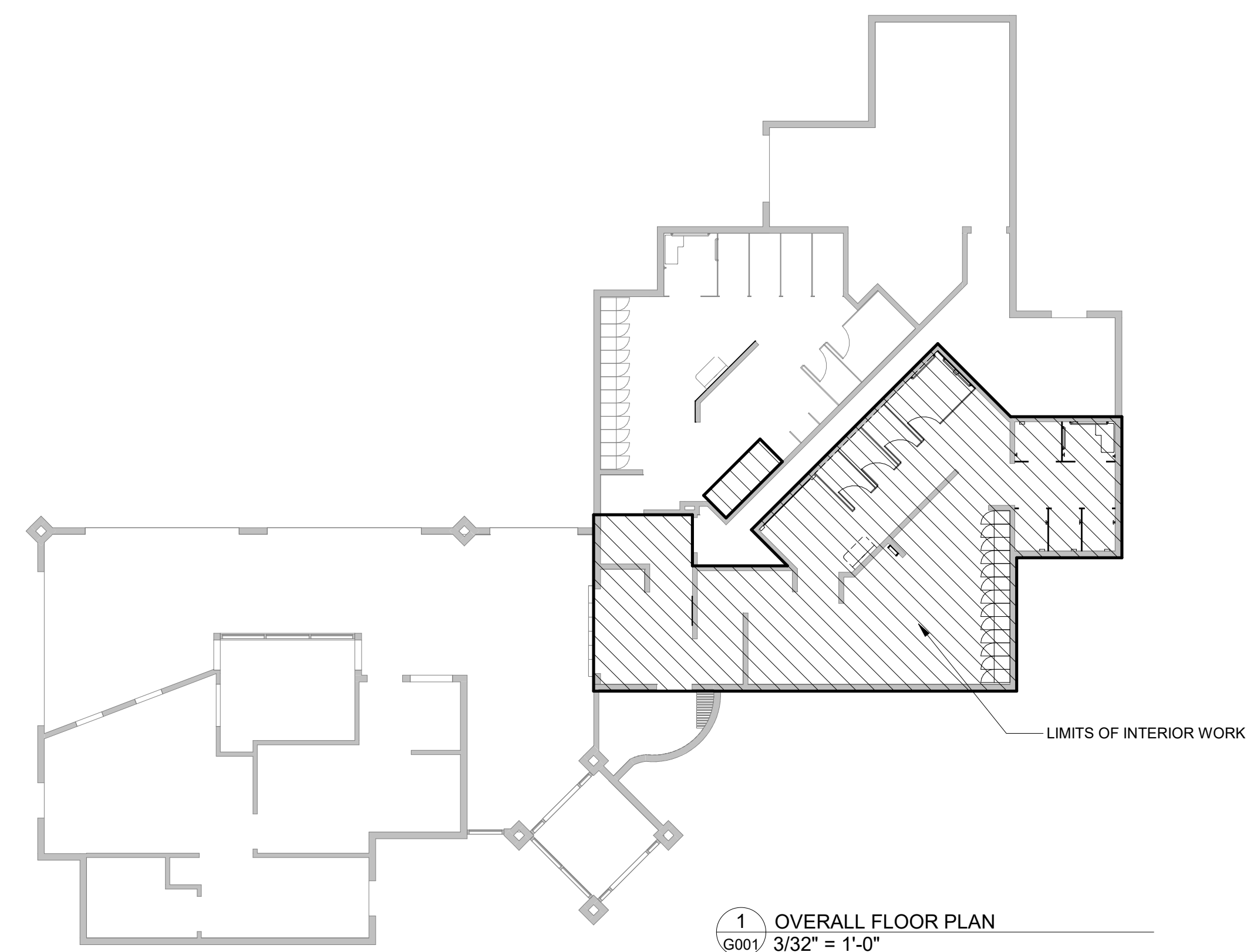
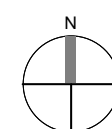
CITY OF ROELAND PARK
4600 W 51ST STREET
ROELAND PARK KANSAS 66205

O: 913.722.2600

191022-09

09/23/2022

CONSTRUCTION DOCUMENTS



Roeland Park Aquatic Center RR Improvements

FOR:
City of Roeland Park



Roeland Park Aquatic Center RR Improvements
4843 Rosewood Dr, Roeland Park, KS 66205

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GENERAL NOTES - DEMOLITION

- DIMENSIONS SHOWN ON DRAWINGS ARE TO THE FINISHED FACE OF MATERIAL AND/OR CENTERLINES OF STRUCTURE, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO PREPARING BIDS AT LOCATIONS WHERE WORK IS REQUIRED, INCLUDING BUT NOT LIMITED TO, PLENUM SPACES, CHASES, WALL CONSTRUCTION AND CEILING HEIGHTS.
- CONTRACTOR SHALL TAKE MEASURES TO PROTECT ALL ADJACENT WORK NOT INDICATED TO BE DEMOLISHED PRIOR TO COMMENCEMENT OF DEMOLITION. CONTRACTOR TO REPAIR TO PREVIOUS CONDITION, OR BETTER, ANY DAMAGE CAUSED BY CONTRACTOR.
- AT LOCATIONS WHERE PORTIONS OF WALL OR CEILING CONSTRUCTION AND DOORS OR WINDOWS AND THEIR FRAMES ARE SCHEDULED TO BE REMOVED, PATCH AND REPAIR ADJACENT WALL OR CEILING CONSTRUCTION WITH MATCHING FINISH MATERIAL AND CONSTRUCTION, UNLESS NOTED OTHERWISE. PATCH HOLES IN FLOOR CONSTRUCTION AND WALLS CREATED BY REMOVAL OF DUCTWORK, CONDUITS AND PIPES. PROVIDE APPROPRIATE PENETRATION FIRESTOPPING TO MAINTAIN REQUIRED FIRE RATING.
- CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING OF PARTIALLY DEMOLISHED CONSTRUCTION AND STRUCTURAL ELEMENTS AS REQUIRED TO MAINTAIN SAFE WORKING CONDITIONS.

DEMOLITION LEGEND

- EXISTING CONSTRUCTION
- DEMOLISHED CONSTRUCTION
- DEMOLISHED FLOOR/CEILING CONSTRUCTION
- KEYNOTE IDENTIFIER

LEGEND - KEYNOTES , DEMO

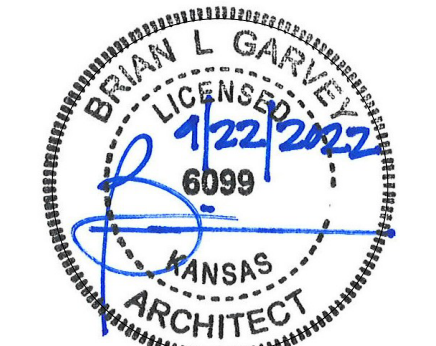
Key Value	Keynote Text
D2	REMOVE & SALVAGE EXISTING COUNTERTOP. (RE: ALTERNATE #1)
D3	REMOVE EXISTING LOCKERS
D4	REMOVE EXISTING CURB
D6	REMOVE & REPAIR EXISTING FLOOR AS REQ'D FOR NEW EPOXY FLOOR
D8	REMOVE EXISTING GRAB BAR
D9	REMOVE EXISTING TOILET PARTITION AND FLOOR/WALL CONNECTIONS. PATCH AND REPAIR AREAS WHERE ANCHORS WERE REMOVED.
D10	REMOVE EXISTING CEILING GRID AND TILES
D11	REMOVE EXISTING LIGHT FIXTURES
D12	REMOVE EXISTING MECHANICAL SUPPLY/RETURN
D13	REMOVE & SALVAGE EXISTING SINK.
D15	REMOVE EXISTING COAT HOOKS
D17	EXISTING FIXTURES TO REMAIN
D19	REMOVE EXISTING SHOWER FIXTURE
D20	REMOVE & SALVAGE EXISTING DIAPER-CHANGING STATION
D21	REMOVE & SALVAGE EXISTING PAPER TOWEL DISPENSER
D22	REMOVE & SALVAGE EXISTING SOAP DISPENSER
D23	REMOVE & SALVAGE EXISTING MIRROR.
D24	REMOVE & SALVAGE EXISTING HAND DRYER.
D25	REMOVE EXISTING SHOWER PARTITION.
D26	EXISTING CURB TO REMAIN ALONG THIS WALL ONLY.

Roeland Park Aquatic Center RR
Improvements
City of Roeland Park
4843 Rosewood Dr, Roeland Park, KS
66205

MARK	DATE	DESCRIPTION
1	10/6/22	ADDENDUM 1

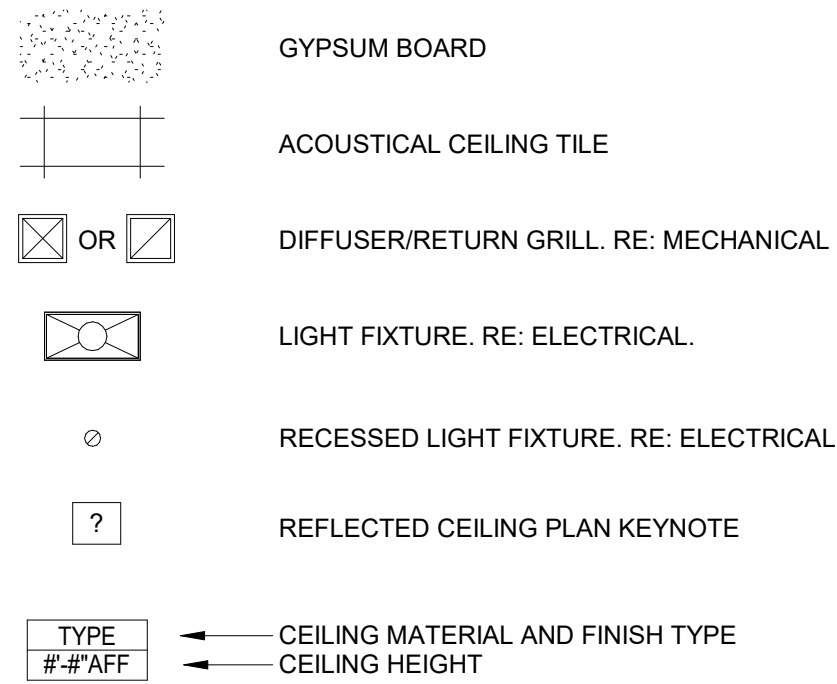
SFS PROJECT NO: 191022-09
ISSUED FOR: CONSTRUCTION DOCUMENTS
ISSUE DATE: 09/23/2022
© 2022 SFS ARCHITECTURE
DEMOLITION
PLAN - GROUND
LEVEL
'BATHHOUSE'

AD111

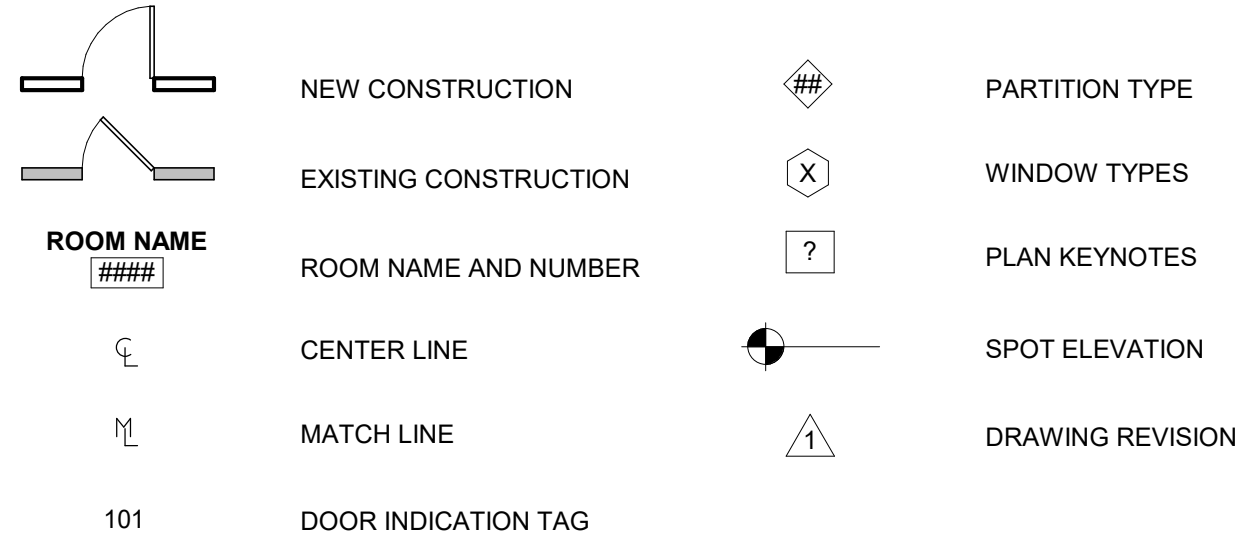


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REFLECTED CEILING PLAN SYMBOLS



FLOOR PLAN SYMBOLS



LIGHTING FIXTURE SCHEDULE

MARK	MANUFACTURER	MODEL	LUMENS	TYPE	COLOR (K)	WATTS	MOUNTING	TOTAL WATTS	DESCRIPTION	NOTES
A	MAXLITE	MLFP24EP4040V3	4595	LED	4000K/90 CRI	UNIV	RECESSED	40	2X4 TROFFER	1
A-EM	MAXLITE	MLFP24EP4040EMV3	4595	LED	4000K/90 CRI	UNIV	RECESSED	40	2X4 TROFFER	1, 2, 3
B	MAXLITE	SDLR616CSWJ	796	LED	4000K/90 CRI	120	RECESSED	40	6" DOWNLIGHT	1

LIGHTING NOTES

1. FIXTURE SHALL BE DAMP LISTED.
2. FIXTURE SHALL BE PROVIDED WITH INTEGRAL BATTERY BACKUP.
3. PROVIDE FIXTURE'S EMERGENCY DRIVER WITH CONNECTION TO AN UNSWITCHED HOT CONDUCTOR.
4. PROVIDE TWO (2) LEVITON OSC20-MOW MULTI-TECHNOLOGY CEILING SENSORS. SENSORS SHALL BE SET TO DETECT OCCUPANCY WITH ULTRASONIC AND PIR SENSORS. TIME DELAY SHALL BE 30 MINUTES. CONFIRM LOCATION WITH ARCHITECT PRIOR TO INSTALL.
5. PROVIDE LEVITON OSC20-MOW MULTI-TECHNOLOGY CEILING SENSORS. SENSORS SHALL BE SET TO DETECT OCCUPANCY WITH PIR SENSORS ONLY. TIME DELAY SHALL BE 30 MINUTES. CONFIRM LOCATION WITH ARCHITECT PRIOR TO INSTALL.
6. PROVIDE LEVITON OSP20-RDH POWER PACK. CONNECT NEW FIXTURES AND CEILING SENSORS PER MANUFACTURER'S INSTALLATION REQUIREMENTS. CONFIRM LOCATION WITH ARCHITECT PRIOR TO INSTALL.

LEGEND - KEYNOTES

Key Value	Keynote Text
A1	NEW ADA 2-TIER LOCKER TO MATCH MENS ROOM. (BASIS OF DESIGN: TUFFTEC)
A2	NEW 2-TIER LOCKER TO MATCH MENS ROOM. (BASIS OF DESIGN: TUFFTEC)
A4	NEW SHOWER PARTITION TO MATCH MENS ROOM.
A5	INSTALL NEW GRAB BARS AT CORRECT DIMENSIONS. SEE SHEET A211.
A6	NEW ACCESSIBLE SHOWER CONTROLS TO MATCH MENS ROOM. (BASIS OF DESIGN: LEONARD SURFASHOWER SS-PAM-200/31SA-D2L-2H-44)
A7	NEW FOLDING SHOWER SEAT TO MATCH MENS ROOM. (BASIS OF DESIGN: BRADLEY 9569)
A8	EXISTING FLOOR DRAIN. REPLACE COVER AND TRIM.
A10	EXISTING TOILET
A11	NEW TOILET PARTITION TO MATCH MENS ROOM (BASIS OF DESIGN: AAMCO)
A12	NEW COUNTERTOP, APRON, SPLASHES & SUPPORTS. SEE SHEET A211.
A13	NEW COAT HOOKS INSTALLED AT CORRECT HEIGHT. SEE SHEET A211. BASIS OF DESIGN: BOBRICK-B-232 X 24.
A14	REINSTALL EXISTING HAND DRYER AT CORRECT HEIGHT. SEE SHEET A211.
A16	NEW MIRRORS. SEE SHEET A211.
A17	NEW DIAPER-CHANGING STATION AT CORRECT HEIGHT. SEE SHEET A211.
A18	REINSTALL EXISTING TOILET ACCESSORY AT CORRECT DIMENSION. SEE SHEET A211.
A20	NEW SURFACE-MOUNTED WALL SHOWER CONTROLS TO MATCH MENS ROOM. (BASIS OF DESIGN: LEONARD SURFASHOWER SS-PAM-200/31SA)
A21	REINSTALL EXISTING SINK.
A22	EXISTING WALL-MOUNTED SIGNAGE
A23	REINSTALL EXISTING PAPER TOWEL DISPENSER AT CORRECT HEIGHT. SEE SHEET A211.
A24	REINSTALL EXISTING SOAP DISPENSER AT CORRECT HEIGHT. SEE SHEET A211.
A26	INSTALL NEW TOILET PARTITION PANEL AGAINST WALL WITH TOILET ACCESSORIES ATTACHED TO IT. (THIS IS TO GET TOILET WITHIN CORRECT DIMENSION RANGE FOR ADA COMPLIANCE.)
A27	EXISTING TO REMAIN.
A28	NEW COUNTERTOP (RE: ALTERNATE #1)
A29	NEW URINAL SCREEN (RE: ALTERNATE #1)
C1	FURNISH NEW LIGHT FIXTURE ON EXISTING CIRCUIT
C2	FURNISH NEW SUPPLY DIFFUSER IN SAME LOCATION, CONNECT TO EXISTING DUCTWORK
C3	FURNISH NEW RETURN DIFFUSER IN SAME LOCATION

GENERAL NOTES - PARTITIONS

1. REFER TO PARTITION TYPE SYMBOLS ON FLOOR PLANS.
2. REFER TO CODE PLAN FOR MINIMUM REQUIRED FIRE RATING IN HOURS.
3. PARTITION TYPES DO NOT INDICATE WHICH SIDE FINISH MATERIALS ARE APPLIED. REFER TO FINISH PLAN.
4. REFER TO THE PROJECT MANUAL FOR MINIMUM GAGE STUDS, RUNNERS, FURRING CHANNELS, MISC. ANGLES & CLIPS.
5. FIRE RATED WALLS SHALL MAINTAIN FIRE RATING AS SCHEDULED CONTINUOUSLY TO UNDERSIDE OF SLAB OR ROOF DECK.
6. PARTITIONS ARE DIMENSIONED TO THE FACE OF THE GYPSUM/VENEER/BACKER BOARD - NOT APPLIED FINISH MATERIAL (I.E. VENEER, CERAMIC TILE, ETC.)
7. COORDINATE THE LOCATION OF FIRE RATED PARTITIONS WITH CODE PLANS.
8. REFER TO STRUCTURAL DRAWINGS FOR REINFORCING OF ALL MASONRY PARTITIONS, INCLUDING TOP OF WALL ANCHORING, AND DESIGN OF LOAD BEARING PARTITIONS.
9. HOLD ALL GYPSUM BOARD 1/2" ABOVE CONCRETE SLAB TO AVOID WICKING ACTION.
10. CONTRACTOR TO PROVIDE FIRE RETARDANT BLOCKING IN FIRE RATED WALLS AS NECESSARY TO MOUNT FIXTURES, RAILS, MILLWORK, AND ACCESSORIES PER MANUFACTURER'S RECOMMENDATIONS TO MEET APPLICABLE BUILDING CODES. WHERE MASONRY CONSTRUCTION IS INDICATED, CONTRACTOR TO PROVIDE ANCHORS INTO MASONRY AND GROUT CELLS FULL AS REQUIRED TO MOUNT FIXTURES AND ACCESSORIES PER MANUFACTURER'S RECOMMENDATIONS.
11. FIRE STOPPING IS REQUIRED AT: A. ALL PENETRATIONS THROUGH FIRE AND SMOKE RESISTIVE FLOOR AND ROOF CONSTRUCTION. B. ALL VOIDS AND JOINTS AT TOP AND BOTTOM OF ALL FIRE AND SMOKE RESISTIVE WALLS AND PARTITIONS. C. CONTROL AND EXPANSION JOINTS IN ALL FIRE / SMOKE RESISTIVE WALLS AND PARTITIONS AND FIRE RESISTIVE FLOOR AND ROOF CONSTRUCTION.
12. WHERE INTERIOR MASONRY IS TO BE EXPOSED, BULLNOSE CORNER UNITS TO BE USED. STARTER COURSE TO BE SQUARE UNIT WITH BULLNOSE ABOVE.
13. WHERE MASONRY CONSTRUCTION IS INDICATED, CONTRACTOR SHALL COORDINATE LOCATION, SIZE, TYPE, AND SPACING OF ALL MASONRY ANCHORS AND REINFORCEMENT WITH STRUCTURAL DRAWINGS.
14. WHERE GYPSUM BOARD IS INDICATED TO BE INSTALLED AT WET LOCATIONS, INCLUDING BUT NOT LIMITED TO TOILETS AND JANITOR'S CLOSETS, MOISTURE AND MOLD-RESISTANT GYPSUM BOARD SHALL BE PROVIDED. FOR WALL TYPES WHERE A UL LISTING IS INDICATED, REFERENCE LISTING FOR FULL ASSEMBLY REQUIREMENTS

GENERAL NOTES - FLOOR PLAN

1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSION PRIOR TO START OF WORK. IN THE EVENT OF DISCREPANCY, NOTIFY ARCHITECT AND OBTAIN RESOLUTION BEFORE PROCEEDING.
2. NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF WORK. FAILURE TO NOTIFY THE ARCHITECT WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO PERFORM THE WORK AS INTENDED BY THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ARISING FROM SUCH FAILURE TO COORDINATE DISCREPANCIES TO THE SATISFACTION OF THE ARCHITECT.
3. WHERE EXISTING CONSTRUCTION AND GRIDS ARE INDICATED, CONTRACTOR SHALL VERIFY EXISTING DIMENSIONED GRIDS PRIOR TO PERFORMING LAYOUT WORK REQUIRED FOR INSTALLATION OF NEW WORK.
4. VERIFY EXISTING DIMENSIONS, CONDITIONS AND CLEARANCES PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS.
5. ALL SLEEVES, OPENINGS, ETC. FOR CONDUIT, PIPES, DUCTS, ETC. (OUTSIDE OF RATED CHASES) THROUGH FLOOR SLABS AND RATED PARTITIONS ARE TO BE FIRE SEALED IN ACCORDANCE WITH FIRE RATED ASSEMBLY DESIGNS, APPLICABLE CODES AND FIRE MARSHAL'S REQUIREMENTS.
6. PROVIDE A MINIMUM OF 3/4" FIRE-RETARDANT TREATED WOOD BLOCKING OR 18 GA. MINIMUM STEEL PLATE BLOCKING AS REQUIRED WITHIN STEEL STUD FRAMED PARTITIONS FOR SECURE AND PROPER ATTACHMENT OF NEW WORK, INCLUDING BUT NOT LIMITED TO AV EQUIPMENT, MILLWORK, VISUAL DISPLAY SURFACES, SIGNAGE, AND FURNISHINGS WHERE INDICATED ON PLANS.
7. WHERE WORK OCCURS IN AREAS WITH EXISTING FINISHES TO REMAIN, REFINISH DISTURBED AREAS TO MATCH EXISTING FINISHES AND MATERIALS UNLESS NOTED OR DIRECTED OTHERWISE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, ELEVATIONS, AND DETAIL SHOWN ON THE DRAWINGS. ANY DISCREPANCIES WHICH WILL PREVENT THE ACCOMPLISHMENT OF INTENT SHOWN ON DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. INDICATED CONDITIONS ARE NOT INTENDED AS REPRESENTATIONS OR WARRANTIES OF ACCURACY. IT IS EXPRESSLY UNDERSTOOD THAT THE OWNER WILL NOT BE RESPONSIBLE FOR INTERPRETATIONS OR CONCLUSIONS DRAWN BY THE CONTRACTOR.
9. WHERE CONDUIT, PIPES, DUCTS, ETC. ARE INDICATED TO BE INSTALLED IN EXISTING WALLS AND NO FURRING IS SHOWN, THE WALLS SHALL BE NEATLY CHASED, CONDUITS, ETC. INSTALLED, AND WALLS PATCHED TO MATCH EXISTING. IN AREAS OF NEW PARTITIONS WHERE CONDUITS, DUCTS, PIPING, ETC. PASS THROUGH FINISHED SPACES, ROUTE WITHIN PARTITION CONSTRUCTION.
10. PROTECT AND PRESERVE ALL EXISTING ITEMS TO REMAIN AND REPAIR AND/OR REPLACE ANY ITEMS DAMAGED DURING THE COURSE OF THE WORK TO THE SATISFACTION AND APPROVAL OF THE ARCHITECT WITHOUT ADDITIONAL COST TO THE OWNER.

GENERAL NOTES - REFLECTED CEILING PLAN

1. CEILING HEIGHTS INDICATED ARE MEASURED FROM MAIN FLOOR BENCHMARK ELEVATION OF 100'-0".
2. WHERE RECESSED LIGHT FIXTURES ARE INDICATED TO BE INSTALLED IN ACOUSTICAL TILE CEILINGS, FIXTURES ARE TO BE INSTALLED AT CENTER OF TILE UNLESS NOTED OTHERWISE.
3. SPRINKLER HEADS SHALL BE INSTALLED AT CENTER OF ACOUSTICAL TILE WHEN REQUIRED IN AREAS WITH ACOUSTICAL TILE CEILINGS. EXACT LOCATIONS AT ALL OTHER VISUALLY PROMINENT LOCATIONS SHALL BE COORDINATED WITH ARCHITECT.
4. COORDINATE FINAL MOUNTING LOCATION OF EXIT SIGNS, HORN STROBES, AND OTHER CEILING MOUNTED FIRE EXIT DEVICES WITH ARCHITECT PRIOR TO INSTALL.

1 FLOOR PLAN - GROUND LEVEL 'BATHHOUSE'
A111 3/16" = 1'-0"

2 CEILING PLAN - GROUND LEVEL 'BATHHOUSE'
A111 3/16" = 1'-0"

Roeland Park Aquatic Center RR
Improvements

City of Roeland Park
4843 Rosewood Dr, Roeland Park, KS
66205

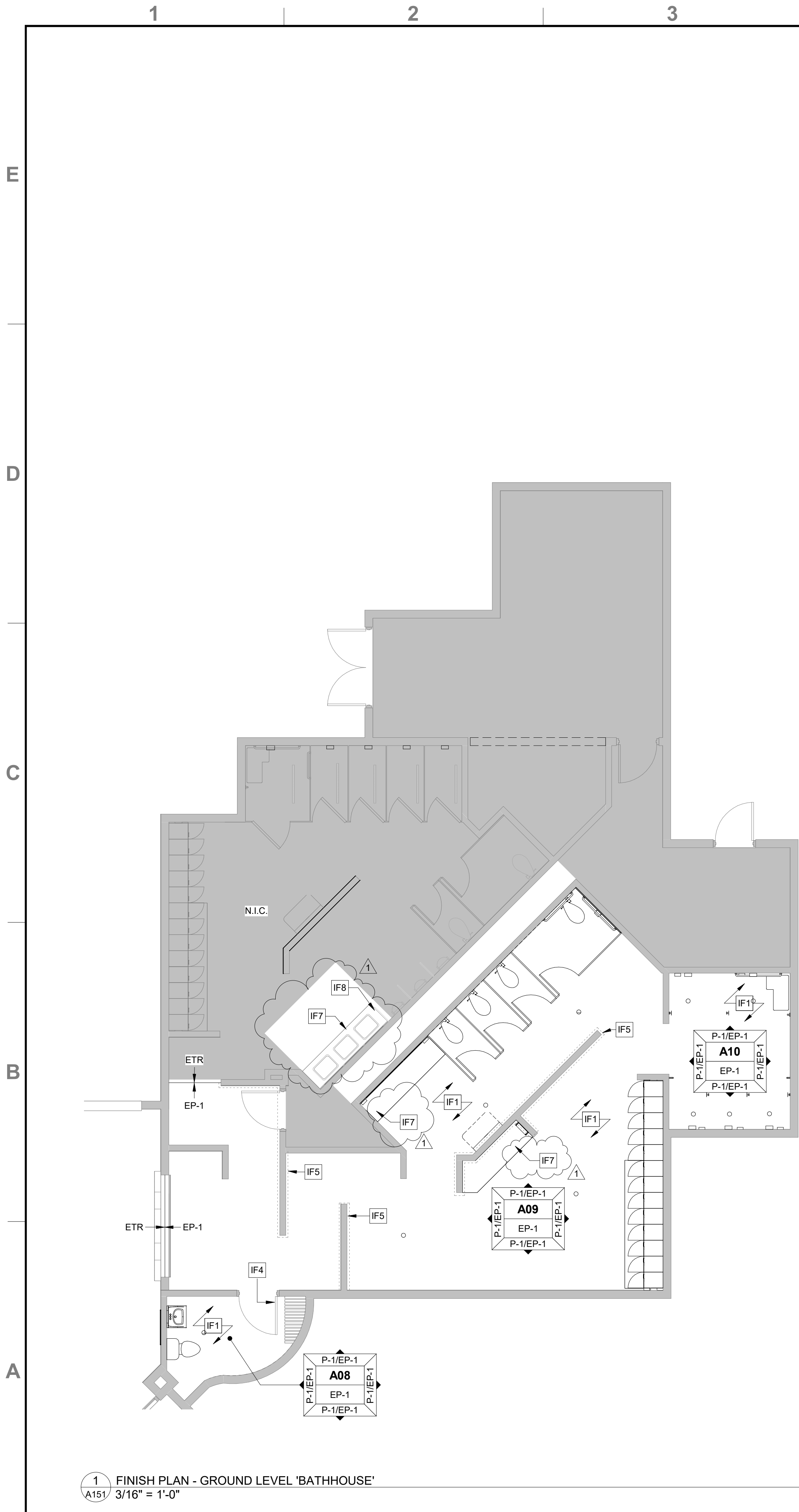
MARK	DATE	DESCRIPTION
1	10/6/22	ADDENDUM 1

SFS PROJECT NO: 191022-09
ISSUED FOR: CONSTRUCTION DOCUMENTS
ISSUE DATE: 09/23/2022
© 2022 SFS ARCHITECTURE
FLOOR & CEILING
PLAN - GROUND
LEVEL
'BATHHOUSE'

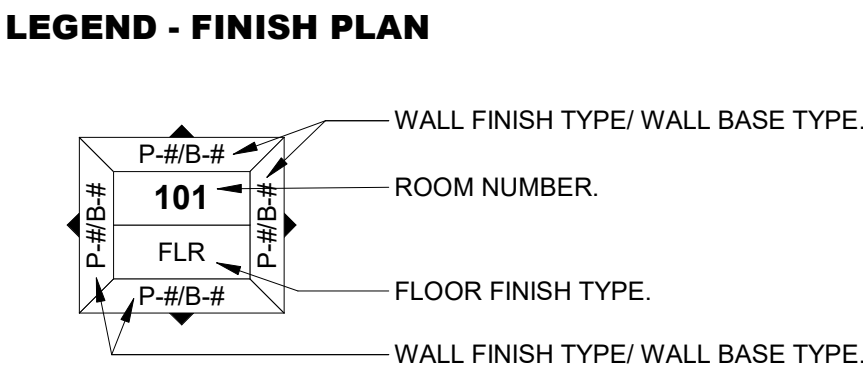
A111



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- GENERAL NOTES - FINISH PLAN**
- GENERAL CONTRACTOR TO ENSURE ALL FLOORS AND WALLS ARE PROPERLY PREPARED FOR SPECIFIED FINISH.
 - ALL FLOOR FINISH CHANGES ARE TO PROVIDE PROPER TRANSITION STRIPS, AND FLOOR LEVELING AS REQUIRED.
 - CHANGES IN FLOOR FINISHES SHALL OCCUR AT THE CENTER OF THE DOOR IN THE CLOSED POSITION. AT OPENINGS WHERE NO DOOR IS INDICATED, THE CHANGE IN FLOOR FINISH WILL ALIGN WITH THE OUTSIDE EDGE OF THE OPENING UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE NOTED, ALL WALL INTERIOR PAINT FINISHES SHALL BE A "CLEANABLE/ SCRUBBABLE" EGGSHELL OR MATTE PAINT. UNLESS OTHERWISE NOTED, ALL PAINT SHALL BE COMPLIANT WITH LEED V3 CREDIT 4: LOW EMITTING MATERIALS.
 - UNLESS OTHERWISE NOTED, ALL ADHESIVES AND SEALANTS SHALL BE COMPLIANT WITH LEED V3 CREDIT 4: LOW EMITTING MATERIALS.
 - UNLESS OTHERWISE NOTED, PAINT ALL HOLLOW METAL DOORS AND FRAMES TO MATCH ADJACENT WALL. ANY PAINT TRANSITION ON A DOOR FRAME OR DOOR SHALL OCCUR ON THE INSIDE CORNER OF THE CLOSED DOOR.
 - UNLESS OTHERWISE NOTED, PAINT ALL GRILLES, REGISTERS, AND DIFFUSERS TO MATCH ADJACENT SURFACE.
 - REFER TO INTERIOR ELEVATION DRAWINGS FOR WALLS WITH MULTIPLE FINISHES.
 - ALL EXPOSED STRUCTURAL STEEL, STEEL DECKING, AND MISCELLANEOUS STEEL FRAMING SHALL BE PRIMED AND PAINTED UNLESS NOTED OTHERWISE.
 - PAINT WALLS P-1 UNLESS NOTED OTHERWISE.



LEGEND - KEYNOTES

Key Value	Keynote Text
IF1	PAINT WALLS, P-1 UNLESS NOTED OTHERWISE. MASK ANY EXISTING WALL-MOUNTED ELEMENTS PRIOR TO PREPARING WALLS FOR FINISH.
IF4	PAINT DOOR AND FRAME, P-1
IF5	HIGH-PERFORMANCE COATING, P-4
IF7	SALVAGED OR NEW COUNTERTOP (RE: ALTERNATE #1)
IF8	NEW URINAL SCREEN (RE: ALTERNATE #1)

ROOM FINISH AND MATERIALS LEGEND

ACT-1	ACOUSTICAL CEILING TILE TYPE - 1
	USG CEILING TILE, #3410 - WASHABLE, WATER REPELLENT, SCRATCH AND SOIL RESISTANT FINISH EDGE: SQUARE 24"x48"x5/8" TILE. COLOR: WHITE. SUSPENSION SYSTEM: USG DXL.
EP-1	EPOXY FLOORING TYPE - 1
	TNEMEC FLAKE-TYPE RESINOUS FLOORING MATCH TO MENS ROOM (SHORELINE FB-421)
P-1	PAINT COLOR TYPE - 1
	TO MATCH MENS ROOM (SHERWIN-WILLIAMS EXTRA WHITE, SW7006)
P-4	PAINT COLOR TYPE - 4
	TO MATCH MENS ROOM (SHERWIN-WILLIAMS SPA, SW6765)
TC-1	TOILET COMPARTMENT TYPE - 1
	AAMCO SOLID HDPE PLASTIC COLOR: TO MATCH TO MENS ROOM (FROST GRANITE)
LK-1	LOCKER TYPE - 1
	TUFFTEC LOCKERS COLOR: TO MATCH TO MENS ROOM (GLACIER GREY)
SS-1	SOLID SURFACE - 1
	FORMICA EVERFORM SOLID SURFACE COLOR: 417 GAMMA GREY APPLICATIONS: COUNTERTOP SCHEDULED FOR REPLACEMENT IN THE WOMEN'S RESTROOMS. COUNTERTOPS REFERRED TO IN ALTERNATE #1; ASSOCIATED BACKSPLASHES WITH EACH COUNTERTOP. NOTE: PROVIDE STEEL COUNTERTOP SUPPORT BRACKETS AS NEEDED FOR THE APPLICATION. PAINT BRACKETS TO MATCH WALL.

Roeland Park Aquatic Center RR
Improvements
City of Roeland Park
4843 Rosewood Dr, Roeland Park, KS
66205

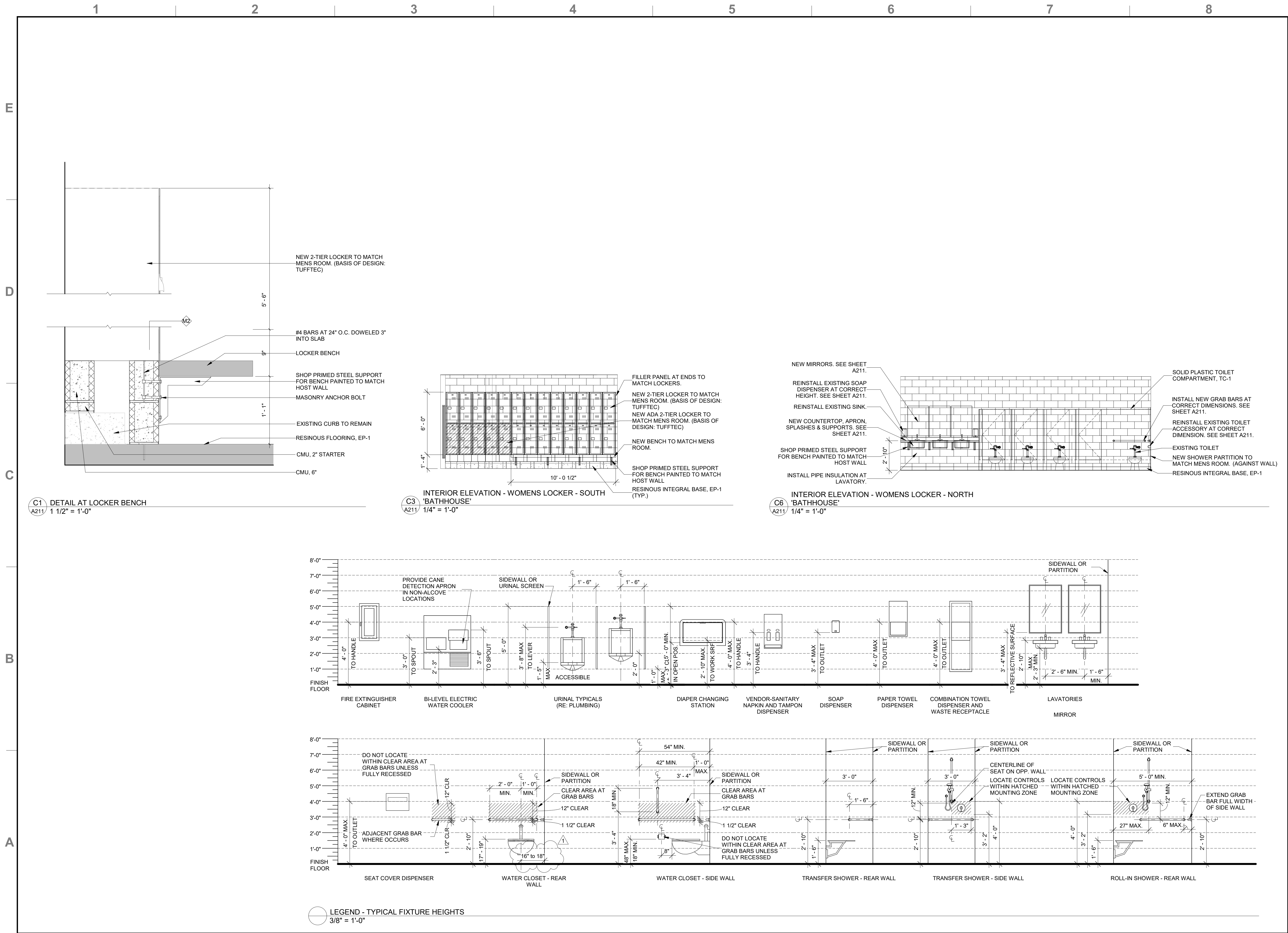
MARK	DATE	DESCRIPTION
1	10/6/22	ADDENDUM 1

SFS PROJECT NO: 191022-09
ISSUED FOR: CONSTRUCTION DOCUMENTS
ISSUE DATE: 09/23/2022
© 2022 SFS ARCHITECTURE
FINISH PLAN -
GROUND LEVEL
'BATHHOUSE'

A151



© 2022 10/5/2022 2:35:07 PM C:\Users\bgarvey\Documents\191022 - 09 RPAC (Womens) RR Improvements_R22_bgarvey.rvt



Roeland Park Aquatic Center RR Improvements

City of Roeland Park
4843 Rosewood Dr, Roeland Park, KS
66205

MARK	DATE	DESCRIPTION
1	10/6/22	ADDENDUM 1

SFS PROJECT NO: 191022-09
ISSUED FOR: CONSTRUCTION DOCUMENTS
ISSUE DATE: 09/23/2022
© 2022 SFS ARCHITECTURE

INTERIOR ELEVATIONS 'BATHHOUSE'

A211



Item Number: New Business- I.-B.
Committee 10/24/2022
Meeting Date:



City of Roeland Park Action Item Summary

Date: 10/20/2022
Submitted By: Keith Moody
Committee/Department:
Title: Approve Land Purchase Agreement for Public Works Site
Item Type: Agreement

Recommendation:

Staff will add the agreement to the agenda once final.

Details:

With the pending sale of The Rocks site which includes the current Public Works facility, a new location for Public Works is eminent. The land purchase agreement will reflect a due diligence period for the City to assess the compatibility of the prospective site further, an anticipated closing date as well as the price.

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

Item Number: **Ordinances and Resolutions:- II.-A.**
Committee **10/24/2022**
Meeting Date:



City of Roeland Park Action Item Summary

Date: 10/20/2022
Submitted By: Keith Moody
Committee/Department:
Title: **Resolution 698 Calling Public Hearing on Creation of The Rocks Community Improvement District**
Item Type: Resolution

Recommendation:

Staff recommends setting a public hearing date for consideration of creating The Rocks Community Improvement District.

Details:

The MOU and land purchase agreement between the City and EPC for The Rocks site anticipates the creation of a Community Improvement District for the purpose of assessing an overlay sales tax which would provide financial incentive to EPC to cover eligible development costs of the mixed use project they have proposed. The attached Petition has been filed by EPC requesting creation of the CID, the petition spells out a 2% CID sales tax to be collected on retail sales within this district. The CID sales tax is anticipated to generate \$1 million in incentives. This incentive along with the contemplated TIF incentives and sales taxes avoided on construction materials due to Industrial Revenues Bonds being issued for the project in total shall not exceed 25% of the project cost.

At this time Council is being asked to call a public hearing where the creation of the CID will be considered. The public hearing is planned for 12/5/22.

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

ATTACHMENTS:

Description		Type
📎	Resolution 698- Set Public Hearing on Creation of The Rocks CID	Cover Memo
📎	Petition to Create The Rocks Community Improvement District	Cover Memo

(Published in *The Legal Record* on November 8 and November 15, 2022)

RESOLUTION NO. 698

A RESOLUTION CALLING AND PROVIDING FOR THE GIVING OF NOTICE OF A PUBLIC HEARING ON THE ADVISABILITY OF CREATING A COMMUNITY IMPROVEMENT DISTRICT IN THE CITY OF ROELAND PARK, KANSAS AND REGARDING THE CITY'S INTENT TO LEVY A COMMUNITY IMPROVEMENT DISTRICT SALES TAX WITHIN SUCH DISTRICT.

WHEREAS, K.S.A. 12-6a26 *et seq.* (the "Act") authorizes the governing body of any city or county to create community improvement districts to finance projects within such defined area of the city or county and to levy a community improvement district sales tax and/or levy special assessments upon property within the district to finance projects; and

WHEREAS, a petition (the "Petition") was filed with the City Clerk on August 17, 2022, proposing the creation of a community improvement district ("CID") under the Act and the imposition of a community improvement district sales tax in order to pay the costs of the Projects (defined herein); and

WHEREAS, the Petition was signed by the required number of owners of record, whether resident or not, as required by the Act; and

WHEREAS, the City of Roeland Park, Kansas (the "City") intends to create the CID and to levy a community improvement district sales tax in an amount equal to two percent (2.00%) as requested in the Petition (the "CID Sales Tax"); and

WHEREAS, the City Council (the "Governing Body") hereby finds and determines it to be necessary to direct and order a public hearing on the advisability of creating the CID, approving the Projects described herein and levying the CID Sales Tax, pursuant to the authority of the Act; and further to provide for the giving of notice of said hearing in the manner required by the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ROELAND PARK, KANSAS, AS FOLLOWS:

SECTION 1. Petition. The Governing Body hereby finds and determines that the Petition meets the requirements of the Act.

SECTION 2. Public Hearing. It is hereby authorized, ordered and directed that the Governing Body shall hold a public hearing, in accordance with the provisions of the Act, on the advisability of creating the CID, approving the Projects, whether to impose the CID Sales Tax and such other matters related thereto, such public hearing to be held on **December 5, 2022**, at 6:00 p.m., or as soon thereafter as the matter can be heard, at Roeland Park City Hall, 4600 W. 51st Street, Roeland Park, Kansas, under the authority of the Act.

SECTION 3. Proposed CID Projects. The general nature of the proposed CID projects described in the Petition to be constructed within the CID (the "Projects") includes but is not limited to:

(1) within the district, the acquisition, improvement, construction, demolition, removal, renovation, reconstruction, rehabilitation, maintenance, restoration, replacement, renewal, repair, installation, relocation, furnishing, equipping or extension of:

(A) buildings, structures and facilities;

- (B) sidewalks, streets, roads, interchanges, highway access roads, intersections, alleys, parking lots, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, utilities, pedestrian amenities, abandoned cemeteries, drainage systems, water systems, storm systems, sewer systems, lift stations, underground gas, heating and electrical services and connections located within or without the public right-of-way, water mains and extensions and other site improvements;
- (C) parking garages;
- (D) streetscape, lighting, street light fixtures, street light connections, street light facilities, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls and barriers;
- (E) parks, lawns, trees and other landscape;

(2) within or without the district, costs for infrastructure located outside the district but contiguous to any portion of the district and such infrastructure is related to a project within the district or substantially for the benefit of the district.

SECTION 4. Estimated Cost. The total estimated cost of the proposed Projects is \$76,749,377 of which \$1,000,000 plus the City's administrative fees are to be funded by the CID Sales Tax ("Reimbursable Project Costs").

SECTION 5. Method of Financing, Community Improvement District Sales Tax and Special Assessments. The Project will be privately financed. The Reimbursable Project Costs will be financed on a pay as you go basis, i.e., the Reimbursable Project Costs will be paid for by the developer of the Projects without the issuance of notes or bonds, and such developer will be reimbursed for the Reimbursable Project Costs as moneys are deposited in the CID fund through the imposition of the CID Sales Tax, as further set forth in a development agreement to be entered into between the City and the developer. No special assessments will be imposed within the CID in conjunction with the Projects.

SECTION 6. Map and Legal Description of Proposed CID. The legal description of the property to be contained in the proposed CID is set forth on **Exhibit A** attached hereto and incorporated by reference herein. A map generally outlining the boundaries of the proposed CID is attached as **Exhibit B** hereto, and incorporated by reference herein.

SECTION 7. Notice of Hearing. The City Clerk is hereby authorized, ordered and directed to give notice of said public hearing by publication of this Resolution in the official City newspaper. Such publication shall be at least once each week for two consecutive weeks. The second publication shall be at least 7 days prior to the date of the hearing. The City Clerk is hereby further ordered and directed to mail a copy of this Resolution, via certified mail, to all property owners within such proposed CID at least 10 days prior to the date of the hearing.

SECTION 8. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the City.

ADOPTED on October 24, 2022.

Mike Kelly, Mayor

Attest:

Kelley Nielsen, City Clerk

Steve E. Mauer, City Attorney

EXHIBIT A
LEGAL DESCRIPTION OF PROPOSED
COMMUNITY IMPROVEMENT DISTRICT

All of that part of the North Half of Section 4, Township 12 South, Range 23 East, situate in the City of Roeland Park, Johnson County, Kansas, being described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 4; thence South 2°31'58" East, along the East line of the Northwest Quarter of said Section 4, a distance of 594.35 feet to the Point of Beginning; thence North 78°00'03" East, departing the East line of the Northwest Quarter of said Section 4, a distance of 247.12 feet to a point on the Western right-of-way line of Roe Lane, as now established; thence South 12°03'57" East, along the Western right-of-way line of said Roe Lane, a distance of 317.23 feet to a point of intersection in the Western right-of-way line of said Roe Lane; thence South 12°03'57" East, departing the Western right-of-way line of said Roe Lane, a distance of 100.00 feet; thence South 63°47'03" West a distance of 79.73 feet; thence Southwesterly, along a curve to the left that is non-tangent with the exit of the last described course, having a radius of 300.00 feet, a central angle of 25°01'43", and an arc distance of 131.05 feet to a point on the Northwestern right-of-way line of W. 48th Street, as now established; thence along the Northwestern right-of-way line of said W. 48th Street the following (5) courses: 1) Southwesterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South 38°45'18" West, a radius of 300.00 feet, a central angle of 1°58'16", and an arc distance of 10.32 feet; 2) South 36°46'32" West a distance of 112.40 feet; 3) South 52°33'03" West a distance of 4.61 feet; 4) Southwesterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South 43°02'55" West, a radius of 210.00 feet, a central angle of 19°00'11", and an arc distance of 69.65 feet; 5) South 52°33'03" West a distance of 34.42 feet to the intersection with the Northeastern right-of-way line of Roe Boulevard, as now established; thence along the Northeastern right-of-way line of said Roe Boulevard the following three (3) courses: 1) North 20°45'27" West a distance of 8.36 feet; 2) Westerly and Northwesterly along a curve to the right that is non-tangent with the exit of the last described course, having a radius of 210.00 feet, a central angle of 76°28'50", and an arc distance of 280.32 feet; 3) thence North 32°26'59" West a distance of 275.64 feet; thence North 44°06'13" East, departing the Northeastern right-of-way line of said Roe Boulevard, a distance of 396.21 feet; thence North 78°00'03" East a distance of 126.88 feet to the Point of Beginning. Containing 322,276 square feet, or 7.40 acres, more or less.

The bearings in this description are based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
Kellan M. Gregory, KS PLS #1577
Lamp Rynearson
9001 State Line Road
Kansas City, Missouri 64114
Kansas CLS-350

EXHIBIT B

MAP OF PROPOSED COMMUNITY IMPROVEMENT DISTRICT



PETITION
FOR THE CREATION OF A
COMMUNITY IMPROVEMENT DISTRICT

TO: The Governing Body of the City of Roeland Park, Kansas (the "Governing Body")

The undersigned, being the owners of record, whether resident or not, of all of the land area contained within the proposed community improvement district hereinafter described (the "District") to be located within the City of Roeland Park, Kansas (the "City"), do hereby request that the Governing Body create such District and authorize the construction of the Projects (defined herein), all in the manner provided by K.S.A. 12-6a26 *et seq.* (the "Act"). In furtherance of such request, the petitioners state as follows:

General Nature of the Proposed District Projects

The general nature of the proposed District project (the "Projects") to be constructed within the District includes but is not limited to:

(1) within the district, the acquisition, improvement, construction, demolition, removal, renovation, reconstruction, rehabilitation, maintenance, restoration, replacement, renewal, repair, installation, relocation, furnishing, equipping or extension of:

- (A) buildings, structures and facilities;
- (B) sidewalks, streets, roads, interchanges, highway access roads, intersections, alleys, parking lots, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, utilities, pedestrian amenities, abandoned cemeteries, drainage systems, water systems, storm systems, sewer systems, lift stations, underground gas, heating and electrical services and connections located within or without the public right-of-way, water mains and extensions and other site improvements;
- (C) parking garages;
- (D) streetscape, lighting, street light fixtures, street light connections, street light facilities, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls and barriers;
- (E) parks, lawns, trees and other landscape;

(2) within or without the district, costs for infrastructure located outside the district but contiguous to any portion of the district and such infrastructure is related to a project within the district or substantially for the benefit of the district.

Estimated Costs of the Proposed District Project

The total estimated cost of the proposed Project is \$76,749,377 of which \$1,000,000 plus the City's administrative fees is estimated to be funded by the District ("Reimbursable Project Costs").

Proposed Method of Financing the Proposed Project

The Project will be privately financed. The Reimbursable Project Costs will be financed on a pay as you go basis, i.e., the Reimbursable Project Costs will be paid for by the Developer without the issuance of notes or bonds, and the Developer may be reimbursed for the Reimbursable Project Costs as moneys are deposited in the District fund through the imposition of a the District sales tax (the "CID Sales Tax"), as further set forth in a development agreement to be entered into between the City and the developer named therein.

Proposed Amount and Method of Assessment

There will be no District special assessments on property within the boundaries of the proposed District to pay the costs of the Projects described by this Petition.

Proposed Amount of Community Improvement District Sales Tax

A CID Sales Tax will be imposed in the amount of two percent (2.00%) on the selling of tangible personal property at retail or rendering or furnishing of taxable services within the proposed District for a maximum term of up to 22 years.

Boundaries of Proposed Community Improvement District

The legal description of the proposed District is set forth on Exhibit A attached hereto and incorporated by reference herein.

A map generally outlining the boundaries of the proposed District is attached as Exhibit B hereto and incorporated by reference herein.

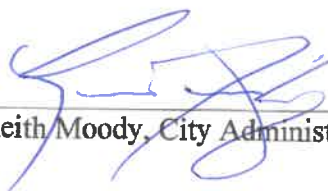
Notice to Petition Signers

The names of the signers of this Petition may not be withdrawn from this Petition by the signers hereof after the Governing Body commences consideration of this Petition, or, later than seven (7) days after the filing hereof, whichever occurs first.

[BALANCE OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the undersigned petitioners have executed the above foregoing Petition to create the District on the dates recorded below:

CITY OF ROELAND PARK, KANSAS

By:  _____
Keith Moody, City Administrator

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

KELLEY NIELSEN
Notary Public-State of Kansas
My Appt. Expires 4/16/25

On this 17th day of October, 2022, before me personally appeared Keith Moody, who being by me duly sworn did say that he is City Administrator of the City of Roeland Park, Kansas, and that said instrument was signed and delivered on behalf of said City and acknowledged to me that he executed the same as the free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My Commission expires: 4/16/25  _____
Notary Public

CONTRACT PURCHASER:

EPC Real Estate Group
a Kansas Limited Liability Company

By: _____

Name: Austin Benfey

Title: Manager

ACKNOWLEDGMENT

STATE OF Kansas)
) ss.
COUNTY OF Johnson)

BE IT REMEMBERED, that on this 17 day of October, 2022 before me, the undersigned, a Notary Public in and for said County and State, came Austin Benfey, Manager of EPC Real Estate Group, LLC, who is known to me to be the same person who executed the within instrument, and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

(Seal)

Gina Johnson
Notary Public in and for said
County and State

My Commission Expires:

1/27/2026



EXHIBIT A

LEGAL DESCRIPTION

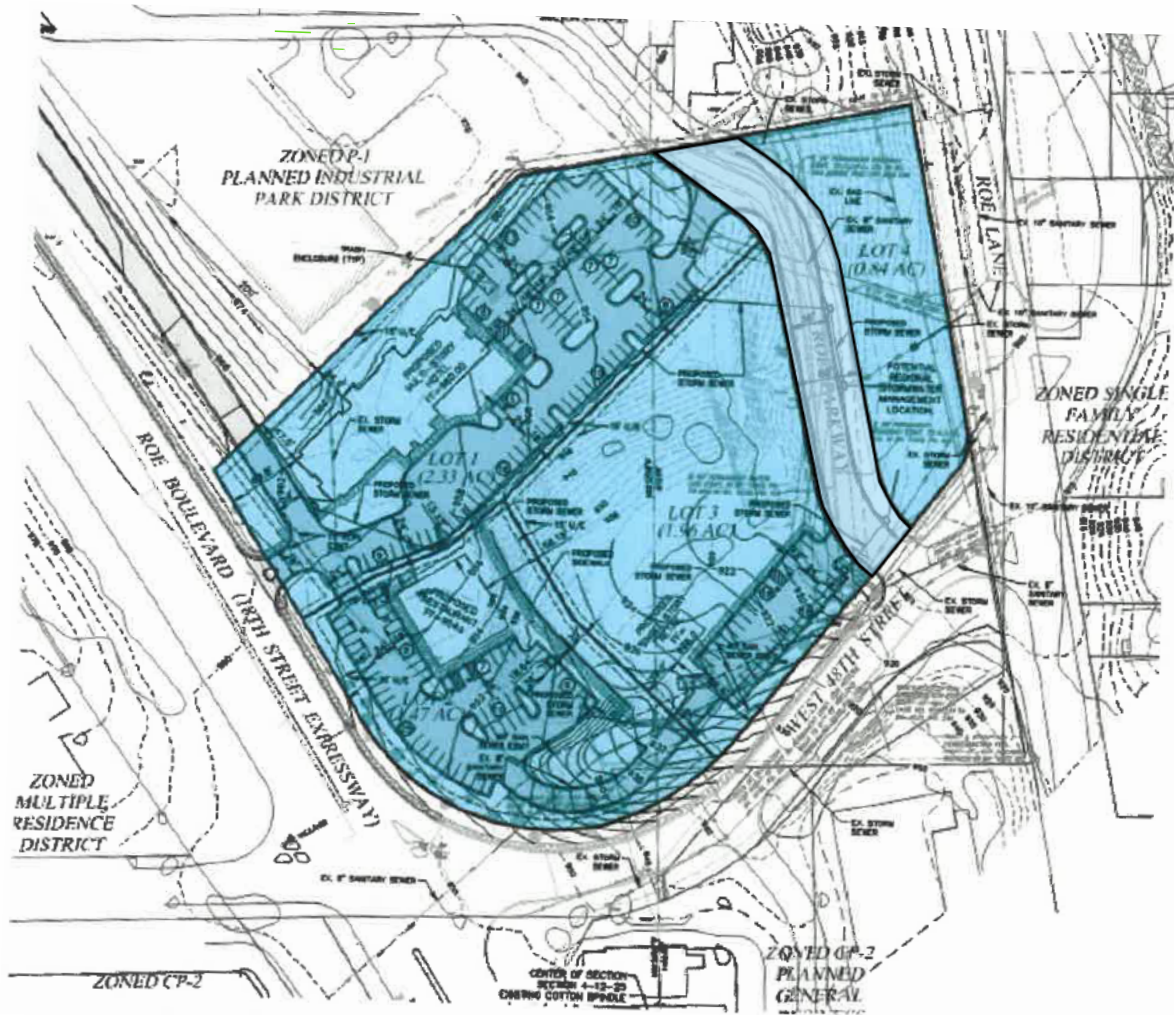
All of that part of the North Half of Section 4, Township 12 South, Range 23 East, situate in the City of Roeland Park, Johnson County, Kansas, being described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 4; thence South 2°31'58" East, along the East line of the Northwest Quarter of said Section 4, a distance of 594.35 feet to the Point of Beginning; thence North 78°00'03" East, departing the East line of the Northwest Quarter of said Section 4, a distance of 247.12 feet to a point on the Western right-of-way line of Roe Lane, as now established; thence South 12°03'57" East, along the Western right-of-way line of said Roe Lane, a distance of 317.23 feet to a point of intersection in the Western right-of-way line of said Roe Lane; thence South 12°03'57" East, departing the Western right-of-way line of said Roe Lane, a distance of 100.00 feet; thence South 63°47'03" West a distance of 79.73 feet; thence Southwesterly, along a curve to the left that is non-tangent with the exit of the last described course, having a radius of 300.00 feet, a central angle of 25°01'43", and an arc distance of 131.05 feet to a point on the Northwestern right-of-way line of W. 48th Street, as now established; thence along the Northwestern right-of-way line of said W. 48th Street the following (5) courses: 1) Southwesterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South 38°45'18" West, a radius of 300.00 feet, a central angle of 1°58'16", and an arc distance of 10.32 feet; 2) South 36°46'32" West a distance of 112.40 feet; 3) South 52°33'03" West a distance of 4.61 feet; 4) Southwesterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South 43°02'55" West, a radius of 210.00 feet, a central angle of 19°00'11", and an arc distance of 69.65 feet; 5) South 52°33'03" West a distance of 34.42 feet to the intersection with the Northeastern right-of-way line of Roe Boulevard, as now established; thence along the Northeastern right-of-way line of said Roe Boulevard the following three (3) courses: 1) North 20°45'27" West a distance of 8.36 feet; 2) Westerly and Northwesterly along a curve to the right that is non-tangent with the exit of the last described course, having a radius of 210.00 feet, a central angle of 76°28'50", and an arc distance of 280.32 feet; 3) thence North 32°26'59" West a distance of 275.64 feet; thence North 44°06'13" East, departing the Northeastern right-of-way line of said Roe Boulevard, a distance of 396.21 feet; thence North 78°00'03" East a distance of 126.88 feet to the Point of Beginning. Containing 322,276 square feet, or 7.40 acres, more or less.

The bearings in this description are based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
Kellan M. Gregory, KS PLS #1577
Lamp Rynearson
9001 State Line Road
Kansas City, Missouri 64114
Kansas CLS-350

MAP



Item Number: Ordinances and Resolutions:- II.-B.
Committee 10/24/2022
Meeting Date:



City of Roeland Park Action Item Summary

Date: 10/20/2022
Submitted By: Keith Moody
Committee/Department:
Title: **Resolution 699 Calling a Public Hearing on TIF4 Project Plan**
Item Type: Resolution

Recommendation:

Staff recommends setting the date of a public hearing for the TIF4 Project Plan.

Details:

TIF4 was created in February of 2022 in anticipation of redevelopment of The Rocks site. The MOU and land purchase agreement executed with EPC anticipate employing TIF proceeds to reimburse the developer for eligible development costs for the mixed-use concept EPC has proposed. The attached resolution sets a public hearing for consideration of the TIF4 Project Plan attached.

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Resolution 699 Setting Public Hearing for TIF4 Project Plan	Cover Memo
<input type="checkbox"/> TIF4 Project Plan	Cover Memo

RESOLUTION NO. 699

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF ROELAND PARK, KANSAS ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING REGARDING THE ADOPTION OF A REDEVELOPMENT PROJECT PLAN PURSUANT TO K.S.A. 12-1770 *ET SEQ.*

WHEREAS, the City of Roeland Park, Kansas (the “City”), by the passage of Ordinance No. 1027 on February 21, 2022, created a redevelopment district (“TIF 4” or the “Redevelopment District”) consisting of one redevelopment project area (the “Project Area”), all pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”); and

WHEREAS, the City is considering the adoption of a redevelopment project plan entitled The Rocks Site Tax Increment Financing Redevelopment Project Plan (the “Project Plan”) which provides for the redevelopment of the Project Area within the Redevelopment District; and

WHEREAS, on October 17, 2022, a copy of the Project Plan was delivered by the City to the Board of County Commissioners of Johnson County and to the Board of Education of Unified School District No. 512; and

WHEREAS, on October 18, 2022, the Planning Commission of the City made a finding that the Project Plan is consistent with the intent of the City’s comprehensive plan for the development of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ROELAND PARK, KANSAS:

Section 1. Notice is hereby given that a public hearing will be held by the City to consider the adoption of the Project Plan on **December 5, 2022**, at 6:00 p.m., or as soon thereafter as the matter can be heard, at Roeland Park City Hall, 4600 W. 51st Street, Roeland Park, Kansas.

Section 2. The boundaries of the Redevelopment District are shown on **Exhibit A** attached hereto and incorporated herein. The Project Plan is for the redevelopment of the Project Area, which is shown on **Exhibit A** and legally described on **Exhibit B**.

Section 3. Copies of the Project Plan, including a summary of the feasibility study, relocation assistance plan and financial guarantees of the developer, and a description and map of the Redevelopment District and the Project Area are available for inspection in the offices of the City Clerk, Roeland Park City Hall, 4600 W. 51st Street, Roeland Park, Kansas, Monday through Friday (other than holidays) between 9:00 a.m. and 5:00 p.m.

Section 4. The City Clerk shall send a copy of this Resolution via certified mail, return receipt requested, to the Board of County Commissioners of Johnson County, Kansas, to the Board of Education of Unified School District No. 512, and to each owner and occupant of land within the Project Area. Such copies shall be sent not more than 10 days following the date of adoption of this Resolution. The City Clerk shall also cause this Resolution and all exhibits hereto to be published once in the official City newspaper not less than one week nor more than two weeks preceding the date fixed for the public hearing.

Section 5. This Resolution shall become effective upon its adoption by the governing body of the City.

ADOPTED by the governing body of the City of Roeland Park, Kansas on October 24, 2022.

[SEAL]

Attest:

Mike Kelly, Mayor

Kelley Nielsen, City Clerk

Steve E. Mauer, City Attorney

MAP OF REDEVELOPMENT DISTRICT AND PROJECT AREA



EXHIBIT B

LEGAL DESCRIPTION OF REDEVELOPMENT DISTRICT AND PROJECT AREA

All of that part of the North Half of Section 4, Township 12 South, Range 23 East, situate in the City of Roeland Park, Johnson County, Kansas, being described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 4; thence South 2°31'58" East, along the East line of the Northwest Quarter of said Section 4, a distance of 594.35 feet to the Point of Beginning; thence North 78°00'03" East, departing the East line of the Northwest Quarter of said Section 4, a distance of 247.12 feet to a point on the Western right-of-way line of Roe Lane, as now established; thence South 12°03'57" East, along the Western right-of-way line of said Roe Lane, a distance of 317.23 feet to a point of intersection in the Western right-of-way line of said Roe Lane; thence South 12°03'57" East, departing the Western right-of-way line of said Roe Lane, a distance of 100.00 feet; thence South 63°47'03" West a distance of 79.73 feet; thence Southwesterly, along a curve to the left that is non-tangent with the exit of the last described course, having a radius of 300.00 feet, a central angle of 25°01'43", and an arc distance of 131.05 feet to a point on the Northwestern right-of-way line of W. 48th Street, as now established; thence along the Northwestern right-of-way line of said W. 48th Street the following (5) courses: 1) Southwesterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South 38°45'18" West, a radius of 300.00 feet, a central angle of 1°58'16", and an arc distance of 10.32 feet; 2) South 36°46'32" West a distance of 112.40 feet; 3) South 52°33'03" West a distance of 4.61 feet; 4) Southwesterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South 43°02'55" West, a radius of 210.00 feet, a central angle of 19°00'11", and an arc distance of 69.65 feet; 5) South 52°33'03" West a distance of 34.42 feet to the intersection with the Northeastern right-of-way line of Roe Boulevard, as now established; thence along the Northeastern right-of-way line of said Roe Boulevard the following three (3) courses: 1) North 20°45'27" West a distance of 8.36 feet; 2) Westerly and Northwesterly along a curve to the right that is non-tangent with the exit of the last described course, having a radius of 210.00 feet, a central angle of 76°28'50", and an arc distance of 280.32 feet; 3) thence North 32°26'59" West a distance of 275.64 feet; thence North 44°06'13" East, departing the Northeastern right-of-way line of said Roe Boulevard, a distance of 396.21 feet; thence North 78°00'03" East a distance of 126.88 feet to the Point of Beginning. Containing 322,276 square feet, or 7.40 acres, more or less.

The bearings in this description are based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
Kellan M. Gregory, KS PLS #1577
Lamp Rynearson
9001 State Line Road
Kansas City, Missouri 64114
Kansas CLS-350

CITY OF ROELAND PARK, KANSAS

REDEVELOPMENT DISTRICT NO. 4

**THE ROCKS SITE
NE CORNER OF 48TH AND ROE AVE**

**TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT PLAN**

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II. Project Description	1
III. Redevelopment Project Costs	2
IV. Summary of Feasibility Study	4
V. Relocation Assistance Plan	5
VI. Conclusion	6

Exhibit A Legal Description and Project Area Map

Exhibit B District Ordinance

Exhibit C Estimated Project Costs

Exhibit D Site Plan

Exhibit E Estimated Calculation of TIF Revenues

I. INTRODUCTION

Pursuant to the Kansas Tax Increment Financing Act, K.S.A. 12-1770 *et seq.*, as amended (the “TIF Act”), Kansas municipalities are authorized to establish redevelopment districts and tax increment financing (“TIF”) redevelopment project plans for property within their jurisdiction. Redevelopment districts may be created in certain eligible areas, including property determined to be an “enterprise zone” (as defined in the TIF Act).

On February 21, 2022, the City Council of the City of Roeland Park, Kansas (the “City”), after conducting a duly noticed public hearing, found that the Property (defined herein) is located within an enterprise zone. Based in part on this finding, the City established the Property as a redevelopment district with a single project area.

In accordance with the TIF Act, RP Developers, LLC, a Kansas limited liability company, (the “Developer”) has delivered this project plan (the “Plan”) to the City. This Plan contemplates the development of a mixed-use development containing a multifamily community consisting of approximately 285 units, approximately 3,500 square feet of retail/restaurant space, parking improvements, and other various site amenities and improvements on the Property, all as further described herein.

II. PROJECT DESCRIPTION

A. The Developer

RP Developers, LLC
c/o Brendon O’Leary
EPC Real Estate Group
8001 Metcalf Ave. Ste #300
Overland Park, KS 66204

B. The Property

The proposed redevelopment project described herein and in the Development Agreement (defined herein) (the “Project”) encompasses approximately six (6) acres generally located at the northeast corner of 48th St. and Roe Ave (the “Property”; see Project area map and legal description of the Property attached as **Exhibit A**). Developer has filed an application requesting that Property be rezoned MXD to enable the Project to be constructed.

C. The Project

The Property is included within the redevelopment district (the “Redevelopment District”) approved by the City Council of the City on February 21, 2022, by Ordinance No. 1027

(the “District Ordinance,” attached hereto as **Exhibit B**). The City’s Public Works facility is currently located on the northern portion of the Property. The remainder of the Property is undeveloped.

In accordance with the Redevelopment District plan set forth in the District Ordinance, the Redevelopment District contains one project area contiguous with the boundaries of the Redevelopment District and devoted to the construction of a mixed-use development consisting of some or all of the following uses and improvements, without limitation: one or more commercial or residential facilities and all related infrastructure improvements, consisting of an approximately 296,000 square foot multifamily community containing approximately 285 units and an approximately 3,500 square foot retail/restaurant space, including site work, parking facilities, storm water, streets, sidewalks, sanitary sewers, water lines, gas lines, electric lines, landscaping, rock excavation, grading, retaining walls, and all related expenses to redevelop and finance the Project, and all other associated public and private infrastructure and other items allowable under the Act (collectively, as set forth in more detail on **Exhibit C**, the “Developer Improvements”). The proposed site plan depicting the Developer Improvements is attached hereto as **Exhibit D**.

D. Project Schedule

Construction of the Developer Improvements is expected to commence in the third quarter of 2023. Completion of the Developer Improvements is expected by the end of 2025.

III. REDEVELOPMENT PROJECT COSTS

A. Project Financial Overview

The Developer estimates that the total cost of the Developer Improvements is approximately \$75 million (excluding sales tax as a result of the City’s issuance of industrial revenue bonds proposed by Developer) as set forth in detail in **Exhibit C**. Developer will initially finance the costs of acquiring and constructing the Project, and a portion of such costs will be reimbursed to Developer on a pay-as-you-go basis from TIF revenues, subject to the TIF Cap (defined below) and certain other requirements and agreements contained in the Development Agreement.

The Developer’s projections estimate that the Redevelopment District will generate approximately \$16,500,000 of revenues that may be used to reimburse the Developer for Project costs that are “redevelopment project costs” as defined by the TIF Act and pursuant to the terms of the Development Agreement (the “Development Agreement”) to be entered into between the City and the Developer (the “Reimbursable Expenditures”), as shown in **Exhibit C**. Per the TIF Act, the collection of TIF revenues for payment of Reimbursable Expenditures is limited to 20 years following the effective date of this Plan, or such shorter period as set forth in the Development Agreement.

B. TIF Financing for the Project

1. TIF Act

The TIF Act allows for TIF revenues to be generated from both incremental ad valorem property taxes and sales taxes. However, the TIF revenues will only be generated from one hundred percent (100%) of the Project's TIF-eligible incremental ad valorem property taxes, and no TIF revenues will be generated by sales tax.

2. Amount of Requested Reimbursable Expenditures

The Developer will advance all costs of construction of the Project. The Developer is requesting that the City reimburse the Developer for certain Reimbursable Expenditures subject to the terms of the following paragraph and the limitations set forth in the Development Agreement (the "TIF Cap"). The City and Developer acknowledge that the amount reimbursed for the cost of relocating an electrical duct bank, as more specifically described in the Development Agreement, shall not count towards calculating the limitation on reimbursement of Reimbursable Expenditures to Developer set by the TIF Cap. A projection of such Reimbursable Expenditures is shown in the column labeled "Requested TIF Reimbursement" in the **Exhibit C**. The City shall be entitled to collect an administrative fee in an amount set forth in the Development Agreement. The City's administrative fee shall not decrease or be applied against the TIF Cap.

The costs in the "Requested TIF Reimbursement" column in **Exhibit C** are the only types of expenditures for which TIF reimbursement may be paid to Developer. However, the amounts listed in **Exhibit C** are not intended to be caps on each eligible line item in **Exhibit C**; rather, Developer may be reimbursed with TIF proceeds for any statutorily allowable TIF eligible cost within any of such eligible line items, all subject to the terms of the Development Agreement.

3. Funding of Costs and Methodology for Reimbursement

The Developer will be reimbursed for Reimbursable Expenditures up to the TIF Cap, subject to the terms of Section III.B.2. above and the Development Agreement. The Reimbursable Expenditures will be paid to Developer from 100% of the eligible incremental real property taxes (less the City administrative fee described in Section III.B.2. above) generated by the Project until the earlier of (a) reimbursement paid to the Developer in the amount of the TIF Cap, or (b) 20 years from the effective date of this Plan. If Developer is fully reimbursed in the amount of the TIF Cap prior to the 20th anniversary of the effective date of this Plan, the City may continue utilizing incremental real property taxes captured by the Redevelopment District to finance Reimbursable Expenditures in accordance with the TIF Act.

The Developer will be reimbursed from TIF revenues on a pay-as-you-go basis. No special obligation or general obligation bonds will be issued by the City in relation to the Project unless the City elects to do so in its sole discretion.

That portion of the total Project costs not reimbursed by TIF revenues will be funded by the Developer through private debt or equity.

IV. SUMMARY OF FEASIBILITY STUDY

K.S.A. 12-1770a(k), as amended, requires that before any redevelopment project is undertaken, a feasibility study must be completed. The feasibility study must demonstrate that the redevelopment project's benefits and tax increment revenue and other available revenues under K.S.A. 12-1774(a)(1), as amended, are expected to exceed or be sufficient to pay for the redevelopment project's costs. The City's financial advisor, Columbia Capital Management, LLC, prepared the feasibility study, as summarized below:

RP Developers, LLC, a Kansas limited liability company (the "Developer"), requests the City of Roeland Park ("City") approve a tax increment financing project plan at the northeast corner of 48th St. and Roe Ave (the "Plan"). The Plan would be part of a tax increment financing district created by the City in February 2022 (the "District") having boundaries coterminous with the project plan and would result in the development of a mixed-use development containing a multifamily community consisting of approximately 285 units, approximately 3,500 square feet of retail/restaurant space, parking improvements, and other various site amenities and improvements (the "Project"). According to the records of the Kansas Secretary of State, the Developer is in good standing as of October 13, 2022.

The Plan contemplates the capture of tax increment financing ("TIF") incremental property taxes within the District to reimburse eligible project costs in a pay-as-you-go structure. As a result, the Developer will be responsible initially for the financing of the Project in its entirety. The City reports its intention to limit total incentives to 25% of the costs of the Project. In addition to TIF, the Project contemplates the City's issuance of one or more series of taxable industrial revenue bonds to provide a sales tax exemption on construction materials and the creation of a coterminous community improvement district ("CID") to impose an additional two (2) cent sales tax within the District. The Developer reports a **\$76,749,377 total development cost** for the Project (before incentives).

Based upon information provided to us by the Developer, the sources of the funds for the Project are as follows:

SOURCE	
Developer/Bank Loans	\$ 48,647,486
Developer/Equity	25,952,493
Estimated Sales Tax Exemption	2,149,398
TOTAL SOURCES OF FUNDS	\$ 76,749,377

Over the life of the Project, the Developer anticipates CID proceeds will be produced in the amount of approximately \$1,000,000 and TIF proceeds will be produced in the amount of approximately \$16,443,129. The Developer anticipates reimbursement of eligible Project costs from a combination of such TIF and CID proceeds, all subject to the 25% public-to-private ratio referenced above.

Based upon our review of the information provided by the Developer, we find the following:

- the estimated costs of the Project are \$76,749,377
- the costs of the Project will be initially paid through a combination of Developer equity and private financing totaling at least \$74,599,979, with approximately \$2,149,398 in sales tax exemptions offsetting a portion of the Project cost
- the Developer expects to receive approximately \$17.4 million in TIF and CID proceeds over time to offset its development costs, with the amount of incentives (TIF, CID and sales tax exemption) limited by contract to approximately 25% of actual development costs, which is estimated, without limitation, at approximately \$19.1 million.

As such, the Plan's benefits and TIF revenue and other available revenues under subsection (a)(1) of K.S.A. 12-1774, and amendments thereto, are expected to exceed or be sufficient to pay for the Plan's project costs. The Plan will have no effect on any outstanding special obligation bonds payable from the revenues described in K.S.A. 12-1774(a)(1)(D), and amendments thereto.

V. RELOCATION ASSISTANCE PLAN

No businesses or occupants will be relocated as a result of this redevelopment which require relocation assistance. The City's Public Works facility will be relocated from the Property to an alternative location at the City's expense.

VI. CONCLUSION

Based on the foregoing, the Plan proposes to utilize a portion of the incremental real property taxes to finance the Reimbursable Expenditures of the Project. More specific terms and conditions related to the City's obligation to reimburse the Developer shall be set forth in a Development Agreement to be entered into by the City and the Developer contemporaneously with the City's approval of this Plan.

The Developer hereby submits this Plan for public hearing and due consideration in accordance with the TIF Act.

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LEGAL DESCRIPTION AND PROJECT AREA MAP



Legal description:

All of that part of the North Half of Section 4, Township 12 South, Range 23 East, situate in the City of Roeland Park, Johnson County, Kansas, being described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 4; thence South $2^{\circ}31'58''$ East, along the East line of the Northwest Quarter of said Section 4, a distance of 594.35 feet to the Point of Beginning; thence North $78^{\circ}00'03''$ East, departing the East line of the Northwest Quarter of said Section 4, a distance of 247.12 feet to a point on the Western right-of-way line of Roe Lane, as now established; thence South $12^{\circ}03'57''$ East, along the Western right-of-way line of said Roe Lane, a distance of 317.23 feet to a point of intersection in the Western right-of-way line of said Roe Lane; thence South $12^{\circ}03'57''$ East, departing the Western right-of-way line of said Roe Lane, a distance of 100.00 feet; thence South $63^{\circ}47'03''$ West a distance of 79.73 feet; thence Southwesterly, along a curve to the left that is non-tangent with the exit of the last described course, having a radius of 300.00 feet, a central angle of $25^{\circ}01'43''$, and an arc distance of 131.05 feet to a point on the Northwestern right-of-way line of W. 48th Street, as now established; thence along the Northwestern right-of-way line of said W. 48th Street the following (5) courses: 1) Southwesterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South $38^{\circ}45'18''$ West, a radius of 300.00 feet, a central angle of $1^{\circ}58'16''$, and an arc distance of 10.32 feet; 2) South $36^{\circ}46'32''$ West a distance of 112.40 feet; 3) South $52^{\circ}33'03''$ West a distance of 4.61 feet; 4) Southwesterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South $43^{\circ}02'55''$ West, a radius of 210.00 feet, a central angle of $19^{\circ}00'11''$, and an arc distance of 69.65 feet; 5) South $52^{\circ}33'03''$ West a distance of 34.42 feet to the intersection with the Northeastern right-of-way line of Roe Boulevard, as now established; thence along the Northeastern right-of-way line of said Roe Boulevard the following three (3) courses: 1) North $20^{\circ}45'27''$ West a distance of 8.36 feet; 2) Westerly and Northwesterly along a curve to the right that is non-tangent with the exit of the last described course, having a radius of 210.00 feet, a central angle of $76^{\circ}28'50''$, and an arc distance of 280.32 feet; 3) thence North $32^{\circ}26'59''$ West a distance of 275.64 feet; thence North $44^{\circ}06'13''$ East, departing the Northeastern right-of-way line of said Roe Boulevard, a distance of 396.21 feet; thence North $78^{\circ}00'03''$ East a distance of 126.88 feet to the Point of Beginning. Containing 322,276 square feet, or 7.40 acres, more or less.

The bearings in this description are based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
Kellan M. Gregory, KS PLS #1577
Lamp Rynearson
9001 State Line Road
Kansas City, Missouri 64114
Kansas CLS-350

EXHIBIT B
DISTRICT ORDINANCE

ORDINANCE NO. 1027

AN ORDINANCE OF THE GOVERNING BODY OF THE CITY OF ROELAND PARK, KANSAS MAKING FINDINGS AND ESTABLISHING A REDEVELOPMENT DISTRICT PURSUANT TO K.S.A. 12-1770 ET SEQ., AND AMENDMENTS THERETO.

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 *et seq.*, as amended (the “Act”), the City of Roeland Park, Kansas (the “City”) is authorized to establish redevelopment districts within a defined area of the City which is an area within the City that was designated as an enterprise zone prior to July 1, 1992, and is therefore an “eligible area” as said term is defined in the Act; and

WHEREAS, the City Council (the “Governing Body”) adopted Resolution No. 695 on January 18, 2022, calling for a public hearing considering the establishment of a redevelopment district to be held by the Governing Body on February 21, 2022; and

WHEREAS, notice of the public hearing was given as required by the Act; and

WHEREAS, the public hearing was opened on February 21, 2022, and closed on the same date.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ROELAND PARK, KANSAS:

SECTION 1. The Governing Body hereby finds that the real property described in **Exhibits A and B** (the “Redevelopment District”) attached hereto is an eligible area for being designated as a redevelopment district pursuant to the Act because the real property is an area within the City that was designated as an enterprise zone prior to July 1, 1992.

SECTION 2. The Governing Body hereby finds that the real property described in **Exhibits A and B** is the same real property designated in the notice of public hearing given as required by the Act and Resolution No. 695.

SECTION 3. The Governing Body hereby finds that the conservation, development or redevelopment of the Redevelopment District is necessary to promote the general and economic welfare of the City.


SECTION 4. The Governing Body hereby establishes the Redevelopment District, which shall consist of a single project area, depicted on the map attached hereto as **Exhibit A**. The district plan is hereby approved, and consists of buildings and facilities to be constructed within the Redevelopment District generally described as follows:

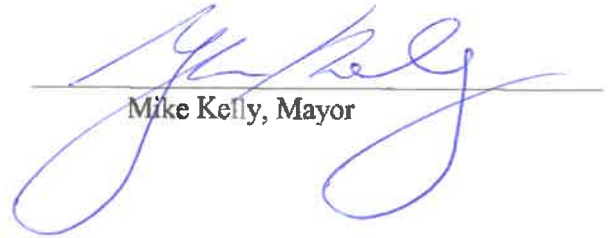
A redevelopment district containing up to two project areas consisting of some or all of the following uses: one or more commercial or residential facilities and all related infrastructure improvements, including site work, parking facilities, storm water, streets, sidewalks, traffic signals, sanitary sewers, water lines, gas lines, electric lines, landscaping, rock excavation, grading, retaining walls, and all related expenses to redevelop and finance the project, and all other associated public and private infrastructure and other items allowable under the Act.


SECTION 5. This Ordinance shall take effect and be in force from and after its passage and publication as provided by law.

PASSED by the Governing Body and **SIGNED** by the Mayor this February 21, 2022.

(SEAL)



Kelley Nielsen, City Clerk

Mike Kelly, Mayor

Steve E. Mauer, City Attorney

MAP OF REDEVELOPMENT DISTRICT



EXHIBIT B

LEGAL DESCRIPTION OF REDEVELOPMENT DISTRICT

All of that part of the North Half of Section 4, Township 12 South, Range 23 East, situate in the City of Roeland Park, Johnson County, Kansas, being described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 4; thence South 2°31'58" East, along the East line of the Northwest Quarter of said Section 4, a distance of 594.35 feet to the Point of Beginning; thence North 78°00'03" East, departing the East line of the Northwest Quarter of said Section 4, a distance of 247.12 feet to a point on the Western right-of-way line of Roe Lane, as now established; thence South 12°03'57" East, along the Western right-of-way line of said Roe Lane, a distance of 317.23 feet to a point of intersection in the Western right-of-way line of said Roe Lane; thence South 12°03'57" East, departing the Western right-of-way line of said Roe Lane, a distance of 100.00 feet; thence South 63°47'03" West a distance of 79.73 feet; thence Southwesterly, along a curve to the left that is non-tangent with the exit of the last described course, having a radius of 300.00 feet, a central angle of 25°01'43", and an arc distance of 131.05 feet to a point on the Northwestern right-of-way line of W. 48th Street, as now established; thence along the Northwestern right-of-way line of said W. 48th Street the following (5) courses: 1) Southwesterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South 38°45'18" West, a radius of 300.00 feet, a central angle of 1°58'16", and an arc distance of 10.32 feet; 2) South 36°46'32" West a distance of 112.40 feet; 3) South 52°33'03" West a distance of 4.61 feet; 4) Southwesterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South 43°02'55" West, a radius of 210.00 feet, a central angle of 19°00'11", and an arc distance of 69.65 feet; 5) South 52°33'03" West a distance of 34.42 feet to the intersection with the Northeastern right-of-way line of Roe Boulevard, as now established; thence along the Northeastern right-of-way line of said Roe Boulevard the following three (3) courses: 1) North 20°45'27" West a distance of 8.36 feet; 2) Westerly and Northwesterly along a curve to the right that is non-tangent with the exit of the last described course, having a radius of 210.00 feet, a central angle of 76°28'50", and an arc distance of 280.32 feet; 3) thence North 32°26'59" West a distance of 275.64 feet; thence North 44°06'13" East, departing the Northeastern right-of-way line of said Roe Boulevard, a distance of 396.21 feet; thence North 78°00'03" East a distance of 126.88 feet to the Point of Beginning. Containing 322,276 square feet, or 7.40 acres, more or less.

The bearings in this description are based on the Kansas State Plane Coordinate System, North Zone, NAD83.

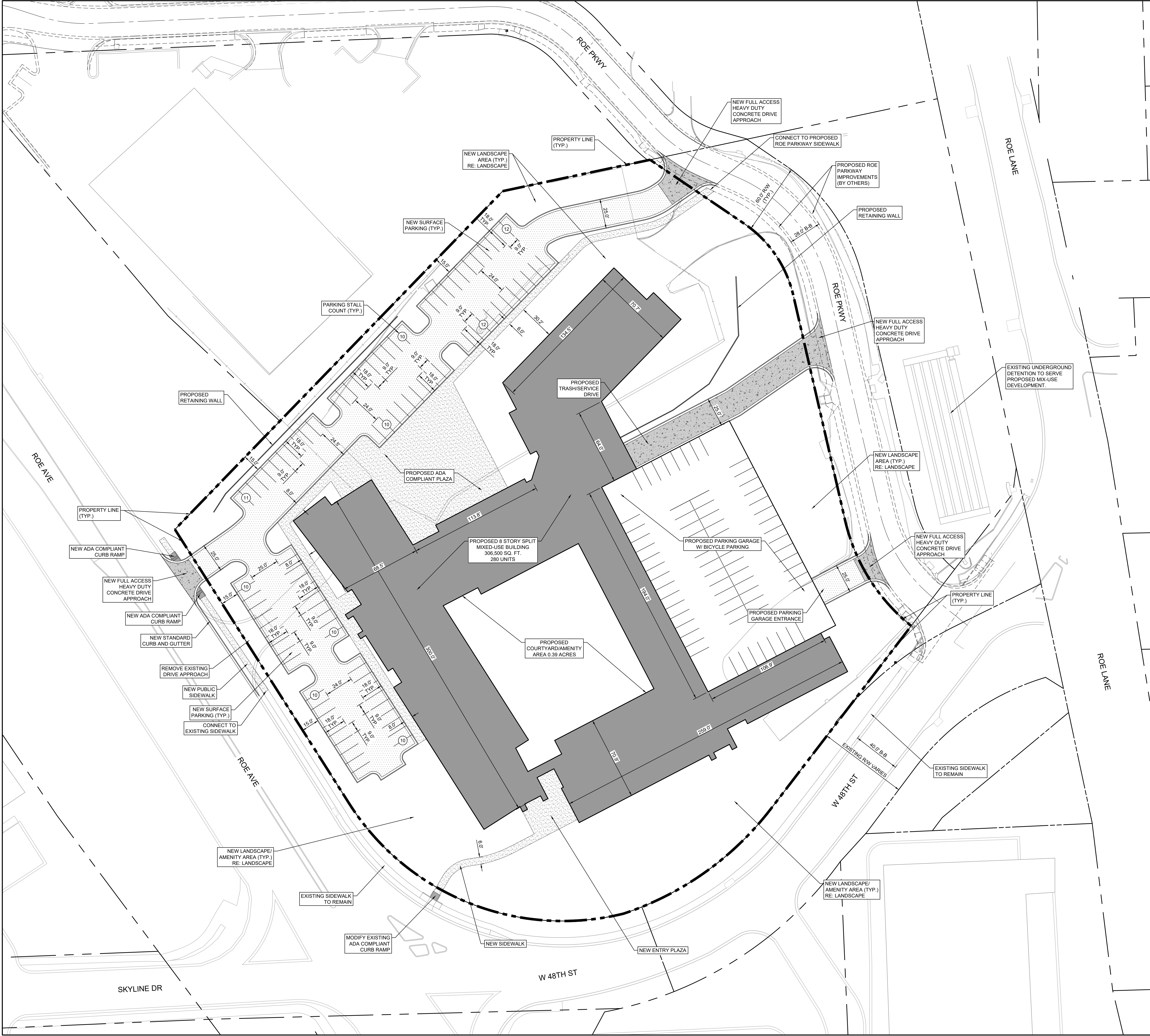
This description prepared by:
Kellan M. Gregory, KS PLS #1577
Lamp Rynearson
9001 State Line Road
Kansas City, Missouri 64114
Kansas CLS-350

EXHIBIT C
ESTIMATED PROJECT COSTS

TIF Development Budget			
Category	Total Cost	Requested TIF Reimbursement	Private
REAL PROPERTY ACQUISITION			
Land			
Land Acquisition	\$ 3,450,000	\$ 3,450,000	\$ -
Title Commitment / Closing Cost	\$ 60,000	\$ 60,000	\$ -
SUBTOTAL LAND COSTS	\$ 3,510,000	\$ 3,510,000	\$ -
HARD COSTS			
Building Construction			
Building	\$ 46,558,073	\$ -	\$ 46,558,073
Parking Garage	\$ 6,776,000	\$ 6,776,000	\$ -
BUILDING CONSTRUCTION	\$ 53,334,073	\$ 6,776,000	\$ 46,558,073
Site Construction			
Utilities	\$ 250,000	\$ 250,000	
Utility Relocations	\$ 550,000	\$ 550,000	\$ -
Site Work	\$ 4,115,200	\$ 4,115,200	\$ -
ON-SITE CONSTRUCTION	\$ 4,915,200	\$ 4,915,200	\$ -
Owner Hard Cost Contingency	\$ 1,333,352	\$ -	\$ 1,333,352
SUBTOTAL HARD COSTS	\$ 59,582,625	\$ 11,691,200	\$ 47,891,425
SOFT COSTS			
PLANNING & DESIGN	\$ 2,220,984	\$ 557,711	\$ 1,663,273
GENERAL DEVELOPMENT	\$ 4,641,680	\$ 1,165,573	\$ 3,476,108
LEGAL	\$ 250,000	\$ -	\$ 250,000
MARKETING	\$ 81,000	\$ -	\$ 81,000
LEASING COSTS	\$ 356,059	\$ -	\$ 356,059
REAL ESTATE TAXES	\$ 250,000	\$ -	\$ 250,000
INSURANCE	\$ 25,000	\$ -	\$ 25,000
FINANCING	\$ 5,080,144	\$ 1,061,741	\$ 4,018,404
SOFT COST CONTINGENCY	\$ 387,146	\$ -	\$ 387,146
INCOME FROM OPS DURING LEASE UP	\$ (1,784,659)		\$ (1,784,659)
SUBTOTAL SOFT COSTS	\$ 11,507,354	\$ 2,785,025	\$ 8,722,330
ESTIMATED TIF REIMBURSABLE EXPENSES			
		\$ 17,986,225	
TOTAL DEVELOPMENT INVESTMENT NO SALES TAX	\$ 74,599,979		\$ 56,613,754
TOTAL DEVELOPMENT WITH SALES TAX	\$ 76,749,377		
ESTIMATED SALES TAX EXEMPTION		\$ 2,149,398	

EXHIBIT D

SITE PLAN



SITE PLAN LEGEND

STANDARD DUTY ASPHALT PAVEMENT

HEAVY DUTY CONCRETE PAVEMENT

Development Summary Table				
A	Zoning			
	Existing	CP-2		
B	Proposed	MXD		
	Total Land Area			
C	Existing	5.79	Acres	
	Right-of-way			
	Existing	0.00	Acres	
	Proposed	0.00	Acres	
D	Net Land Area			
	Existing	5.79	Acres	
	Proposed	5.79	Acres	
	E	Proposed Uses		
Mixed-Use (Multi-Family, Restaurant, & Amenity)				
F	Structure Height & # of floors			
	Number of Floors		8	
	Structure Height		95 ft	
G	Gross Floor Area & # of Units			
	Total Building Count		1	
	Total Gross Floor Area (SF)		306,500	
	Total Unit Count		280	
H	Vehicle Parking			
	Parking Stalls Required*		330	
	Private Garage Stalls Provided		300	
	Public Surface Stalls Provided		95	
I	Total Parking Stalls Provided			395
	Bike Parking			
	Stalls Required*		33	
	Stalls Provided		33	
J	Timeline			
	Estimated Start Date		6/1/2023	
	Estimated Completion Date		12/1/2024	
K	Requested Deviations			
	None			
L	*Parking Notes:			
	Multi-Family: 1.0 Stall/ 1 Bed Dwelling Unit			
	1.5 Stall/ 2 Bed Dwelling Unit			
	Restaurants: 6 Stall/ 1000 SF			
	Bike Parking: 1 Stall/ 10 Required Parking Stalls			

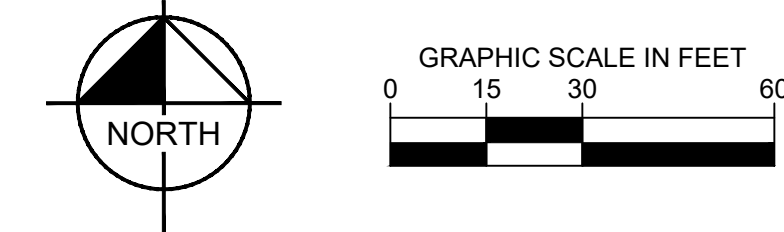


EXHIBIT E
ESTIMATED CALCULATION OF TIF REVENUES

Rocks Site With Incentives
Multifamily
TIF - CID PROJECTIONS

Year of TIF (1)	Assessment Year	Distribution Year	Total Assessed Value 2.5% YoY	Base Year Assessed Value	Captured Assessed Value	Projected Property Tax Increment	% Captured	CID
0	2024							
1	2025	1	\$6,590,775	\$0	\$6,590,775	\$643,701	100%	\$45,455
2	2026	2	\$6,755,544	\$0	\$6,755,544	\$659,794	100%	\$45,455
3	2027	3	\$6,924,433	\$0	\$6,924,433	\$676,289	100%	\$45,455
4	2028	4	\$7,097,544	\$0	\$7,097,544	\$693,196	100%	\$45,455
5	2029	5	\$7,274,983	\$0	\$7,274,983	\$710,526	100%	\$45,455
6	2030	6	\$7,456,858	\$0	\$7,456,858	\$728,289	100%	\$45,455
7	2031	7	\$7,643,279	\$0	\$7,643,279	\$746,496	100%	\$45,455
8	2032	8	\$7,834,361	\$0	\$7,834,361	\$765,159	100%	\$45,455
9	2033	9	\$8,030,220	\$0	\$8,030,220	\$784,287	100%	\$45,455
10	2034	10	\$8,230,976	\$0	\$8,230,976	\$803,895	100%	\$45,455
11	2035	11	\$8,436,750	\$0	\$8,436,750	\$823,992	100%	\$45,455
12	2036	12	\$8,647,669	\$0	\$8,647,669	\$844,592	100%	\$45,455
13	2037	13	\$8,863,861	\$0	\$8,863,861	\$865,707	100%	\$45,455
14	2038	14	\$9,085,458	\$0	\$9,085,458	\$887,349	100%	\$45,455
15	2039	15	\$9,312,594	\$0	\$9,312,594	\$909,533	100%	\$45,455
16	2040	16	\$9,545,409	\$0	\$9,545,409	\$932,271	100%	\$45,455
17	2041	17	\$9,784,044	\$0	\$9,784,044	\$955,578	100%	\$45,455
18	2042	18	\$10,028,645	\$0	\$10,028,645	\$979,468	100%	\$45,455
19	2043	19	\$10,279,361	\$0	\$10,279,361	\$1,003,954	100%	\$45,455
20	2044	20	\$10,536,345	\$0	\$10,536,345	\$1,029,053	100%	\$45,455
21	2045	21						\$45,455
22	2046	22						\$45,455
Total Projected Property Tax Increment						\$16,443,129		\$1,000,000
Current Estimated Assessment:								
			Appraisal Value (b)	Assessment Rate	Assessed Value	100% R E Tax	Special Assessment	100% RE Tax
Residential			\$ -		\$ -	\$0	\$0	\$0
Anticipated Assessed and Appraised Values:								
Use	Year of Completion	75% Appraisal Value	Assessment Rate	Assessed Value		100% RE Tax	TIF Increment	
Apartments	2025	\$55,259,864	11.5%	\$6,354,884		\$808,132	\$0	
Retail	2025	\$943,563	25.0%	\$235,891		\$29,998	\$0	
Totals		\$56,203,426		\$6,590,775		\$838,129	\$0	
Total Residential						\$808,132		
Total Commercial						\$29,998		

Allowable Levy 2021	
Total Mill Per Tax Bill	127.17
General Education Levy	-20.00
State Mill Levy	-1.50
School Capital Outlay	-8.00
Minus state and school levy	97.67

Item Number: Ordinances and Resolutions:- II.-C.
Committee 10/24/2022
Meeting Date:



**City of Roeland Park
Action Item Summary**

Date:
Submitted By:
Committee/Department:

Title: ***Tom Madigan Jan Faidley *Jennifer Hill Ben Dickens *Kate Raglow Trisha Brauer Michael Poppa Michael Reb *These members called the Special Meeting**

Item Type:

Recommendation:

Details:

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information