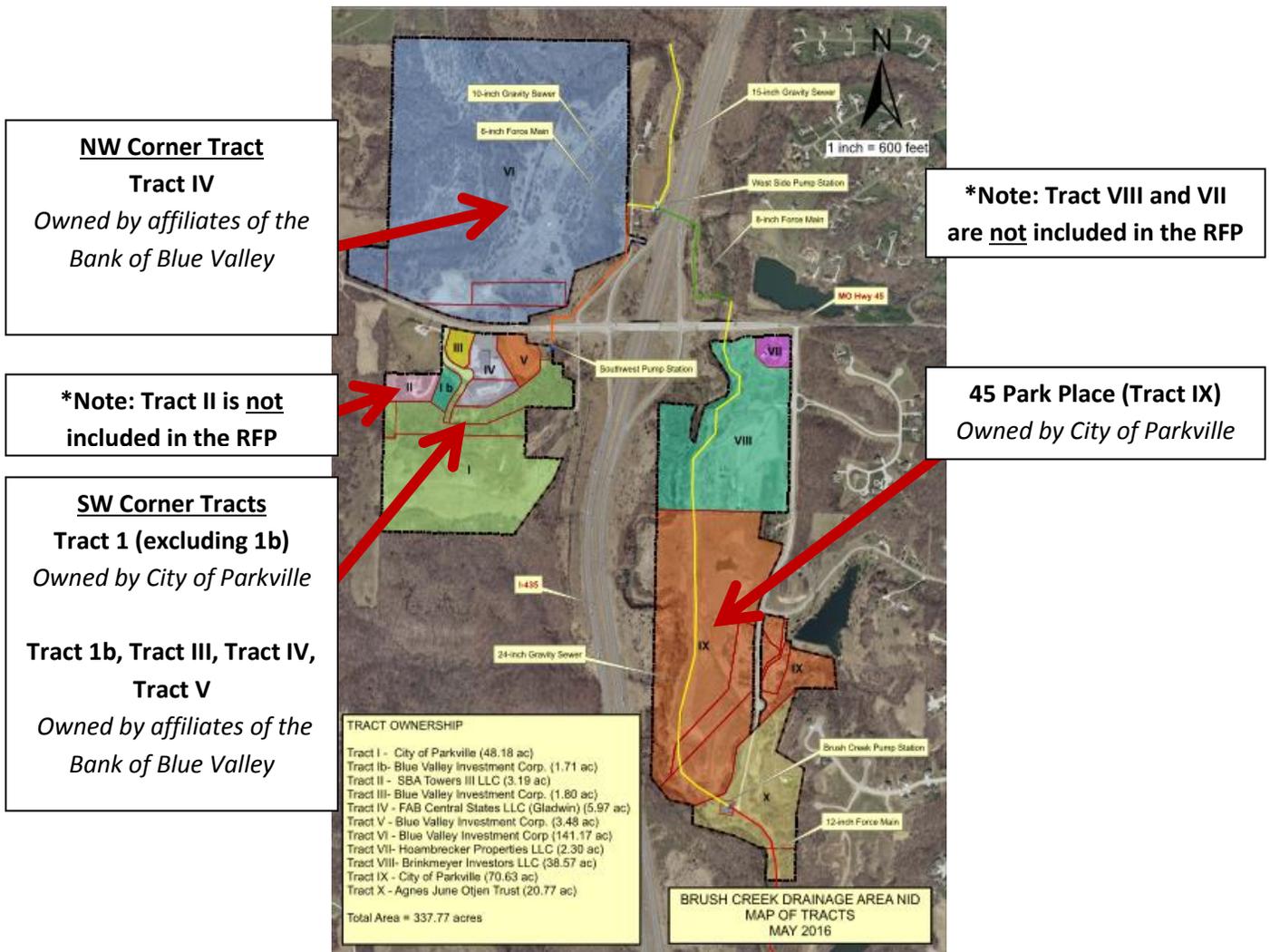


Request for Proposals: Development of 45 Park Place & Development of SW and NW Corners of Intersection of I-435 and Route 45
Report from Pre-Proposal Conference

July 29, 2016

On July 20, 2016, a Pre-Proposal Conference was held to discuss two Requests for Proposals seeking qualified developers for the development of the 45 Park Place tract and tracts at the SW and NW Corners of Interstate 1-435 and Route 45 in Parkville, Missouri.



Map of Tracts included in the Brush Creek Drainage Area NID. Tracts pertaining to the RFP Pre-proposal conference are indicated.

Overview

From 1:30 p.m. to 3:00 p.m., discussion focused on the development opportunity of 45 Park Place (Tract IX) east of Interstate I-435. The session from 3:00 p.m. to 4:30 p.m. addressed tracts west of Interstate I-435. These parcels include Tract 1 owned by the City of Parkville and parcels owned by affiliates of the Bank of Blue Valley (*Tract 1b, Tract III, Tract V, and Tract VI*), a partner of this RFP.

City Administrator Palmer conveyed that NID assessments are still in effect on Tracts I & VI west of Interstate I-435. No assessments are in effect on the city-owned 45 Park Place (Tract IX) property east of Interstate I-435 due to a judicial foreclosure process. Community Development Director Stephen Lachky added that for all properties, the currently projected land uses are not finite and can be evaluated at a later time to determine the viability of a proposed development. Lachky noted the area's location as a gateway for the City of Parkville and noted that the Future Land Use Map had primarily intended higher density multi-family residential and mixed-use development for the area.

Given the city's financial position and lack of development at the 45 Park Place Tracts and SW and NW tracts west of I-435, Lachky noted that other development plans would be considered. City Administrator Palmer reiterated the RFP's intent to limit the City's financial exposure and recoup a portion of the debt incurred to finance the public improvements to the area.

Discussion Questions

How often are NID payments assessed?

- *NID assessments occur each calendar year on all tracts (city owned and bank owned) west of Interstate I-435. Future NID assessments for 45 Park Place (Tract IX) were cleared through a judicial foreclosure process and any future grantee of the property will not assume their responsibility. All other parcels are subject to Brush Creek Drainage NID assessments through tax year 2033.*

Is the gravity sewer system in place?

- *Partially, yes. The existing sanitary sewer infrastructure is identified in Attachment 1 – Map of Tracts of both RFPs.*

What parcels does the City of Parkville own and what ideas does City staff have for the land?

- *The City of Parkville is the owner of Tract IX (see map above) referred to as 45 Park Place. The City of Parkville also owns a portion of Tract I west of I-435. The remaining parcels offered in the RFP (*Tract 1b, Tract III, Tract V, and Tract VI*) are owned by affiliates of the Bank of Blue Valley that are working in partnership with the City for this RFP. The City does not have a preconceived development concept and is willing*

to consider any and all viable development proposals that are consistent with the City's development objectives as outlined in the RFPs.

When was the Parkville Master Plan adopted?

- *The Parkville Master Plan was adopted in 2009. At that time, development plans were underway on many of the parcels. Projected future land uses for the area correspond to this plan. Community Development Director Lachky noted that the current projected land uses are for mixed-use residential, single-family homes, business park/commercial uses, or transitional mixed-use developments. In addition to these uses, the city is willing to entertain other development alternatives.*

When will the city be selecting a developer or development team to acquire the property?

- *The City would like to make a decision by the end of 2016.*

How many acres is 45 Park Place (The City-owned parcel IX with no NID assessments)?

- *45 Park Place (Tract IX) is 70.63 acres. Developable land outside of flood plain boundaries is between 54 and 67 acres.*

Have any traffic or engineering studies been previously conducted?

- *Yes. Traffic studies were initiated as a part of previous development plans submitted in 2005 and included as an attachment in the RFP. An employee of the firm that conducted the study was present and stated that projections were based on the former development plan and would require new calculations given any alterations. The Missouri Department of Transportation is currently in the design and construction phase of improvements that will include a double-lane roundabout at Brink-Myers Road. In addition 45 Highway improvements are occurring that will widen the highway to four lanes east of I-435.*

Will the City undertake a Phase I Environmental Analysis for 45 Park Place?

- *There are no current plans for the City to conduct this type of analysis; however, a proposer may request assistance from the City to perform such types of analyses at a future date to-be-determined as a form of incentive.*

Brink-Myers Road seems to end at an odd location. What is the impact of this design on traffic flows?

- *The road is closed to through access traffic south of Tract IX and should not need to be extended further to accommodate the traffic of a proposed development.*

Will the City be offering incentives for these parcels?

- *The City's position on incentives is outlined in Resolution No. 09-04-15 that is included as an attachment to both RFPs.*

Is there any community or institutional need at the 45 Park Place site? Could this be incorporated into a design on the property?

- *There are no specific community needs identified by the City for this site; all viable development proposals will be considered. However, there are public needs that have been informally considered for this site. Although there is no formal agreement in place at this time, Platte County previously expressed interest in partnering with the City and/or a developer to extend a multi-modal trail from Route 45 south along Brush Creek. Long range facility planning for the City of Parkville may include a public safety substation on or near one of the tracts included in this RFP cycle. The Parkville Police Department has indicated that a small substation at the city's western edge would promote officer efficiency and increase the visibility of law enforcement in the area. At this time, plans are only conceptual in nature and further details will be released as development in the area advances.*

Could the Sewer District provide any incentives to generate economic development at the site?

- *Such a request may be included in a proposal for the City to evaluate and recommend to the Platte County Regional Sewer District (PCRSB). There is no formal agreement in place with PCRSB at this time for incentives.*

If this RFP and any subsequent development plan falls through will there be a secondary RFP process?

- *No decision has been made in that regard; the City will evaluate its options following the outcome of this RFP process.*

Are taxes current for all properties (both RFPs)?

- *The City of Parkville is the current owner of a portion of Tract I and 45 Park Place (Tract IX) and is exempted from property taxes. No prior tax delinquencies are present on 45 Park Place (Tract IV) or Tract 1. Of tracts owned by affiliates the Bank of Blue Valley, Tract III contains a tax delinquency of \$77,794.86 as of 2015. All other tracts owned by affiliates of the Bank are current on property taxes.*

Is property south of The Station C-Store within the Brink Meyer Road NID?

- *No, Tract VIII is owned by Brinkmeyer Investors LLC and is in the Brush Creek Drainage NID but not the Brink Meyer NID.*

Why was the property south of Tract 1 which is not part of the RFP rezoned to residential?

- *Approximately 75.08 acres, more or less, located south of Tract I was rezoned from County "AG" Agricultural District to a City "R-1" Single-Family Residential District in 2015. A public hearing was held and the Parkville Planning & Zoning Commission moved to approve this rezoning at the June 5, 2015, regular meeting. The Parkville Board of Alderman subsequently approved the rezoning subject to the condition that the property owners would record an acknowledgement of the zoning and land use projections for the abutting properties so any future owner would be aware. For additional information refer to Planning Case File PZ15-17 and Ordinance No. 2844 available as public record at Parkville City Hall.*

What kind of financing incentives could the city offer?

- *The City's position on incentives is outlined in Resolution No. 09-04-15 that is included as an attachment to both RFPs. The City is not in a position to offer direct cash incentives but will consider all incentive options available under state law to capture and reinvest economic activity on site.*

Would the City accept donation and responsibility for any parkland space?

- *Yes, this option may be considered as an economic development incentive.*

Would the City be willing to take ownership of the streets or would they prefer private ownership and maintenance?

- *The City is open minded to this scenario and would be willing to explore these details upon submission of proposals.*

Are the SW and NW parcels west of I-435 being marketed as one conjoined parcel or can they be developed separately?

- *The City would entertain a conjoined development proposal and acquisition of individual, separate parcels is also acceptable.*

The City would like to thank attendees that participated in the pre-proposal conferences.

