



Consider a Resolution setting a Public Hearing for June 16th to consider establishing a Community Improvement District

May 12, 2025



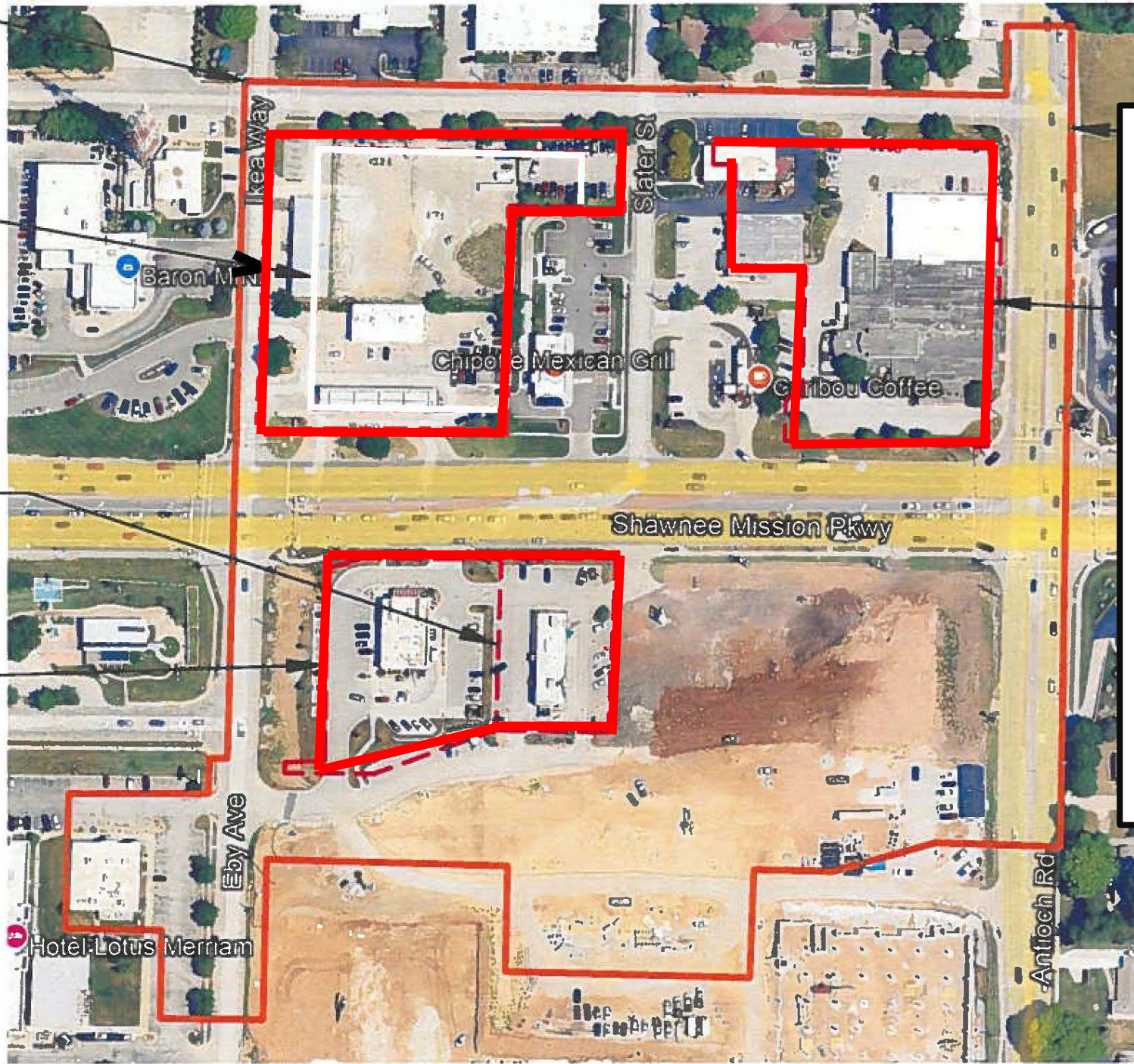
MERRIAM
just right

POINT OF
BEGINNING

Excepted portion
of Lot 1
"Grand Station
Marketplace"

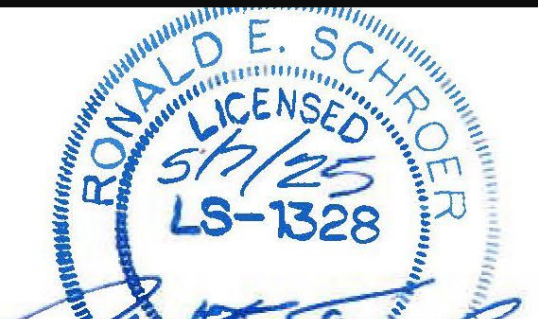
Excepted Lot 2
"Grand Station
Redevelopment"

Excepted Lot 1
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CID Properties – 1%

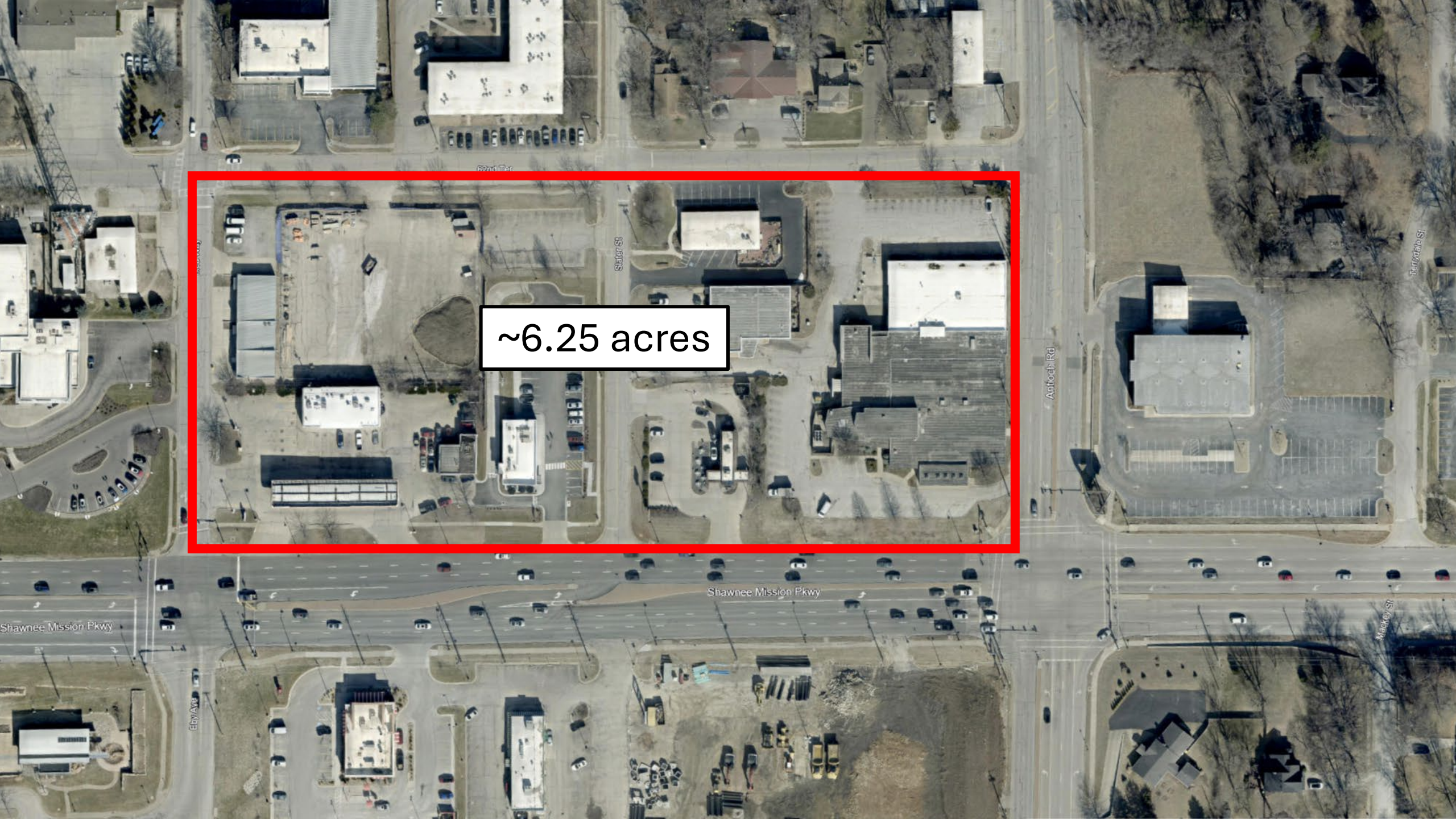
- Chipotle
- New Restaurant(s)
- Cava
- Starbucks
- Jersey Mikes
- Treats Unleashed
- Sup. Superstore
- 30 Hop
- Homegrown
- Shake Shack
- Denny's



Take a step back...







~6.25 acres

Shawnee Mission Pkwy

Eby Ave

Shawnee Mission Pkwy

62nd St

State St

Shawnee Mission Pkwy

Antioch Rd

Maple St

Maple St

16. Please indicate your level of agreement with the following statements.

		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
1.	Merriam should continue to support a public art program	5	4	3	2	1	9
2.	Merriam should continue to allow the open burning of yard waste and leaves	5	4	3	2	1	9
3.	The City recently completed the Comp Plan 2040, Planning Sustainable Places planning process, and continue to work with the Army Corps of Engineers on solutions to Upper Turkey Creek. All illustrate a potential future downtown that is considerably different than the present downtown (more business diversity, walkability, etc.). Merriam should move in that general direction for the future of downtown.	5	4	3	2	1	9
4.	Merriam should implement a City-wide contract to provide trash/recycling services as long as considerations to cost and payment structure are given.	5	4	3	2	1	9
5.	Merriam should try to bring a grocery store to town even if it requires giving the store a multi-million-dollar public incentive package	5	4	3	2	1	9

17. Please rank in priority order the following initiatives, with 1 being the "Highest Priority," and 5 being the "Lowest Priority." [For example, if "Public art program" is your highest priority, write in "3" for the 1st line.]

1. Incentivizing a grocery store
2. Single hauler trash service
3. Public art program

4. Revitalizing downtown
5. Continue to allow the open burning of yard waste and leaves

1st: ____

2nd: ____

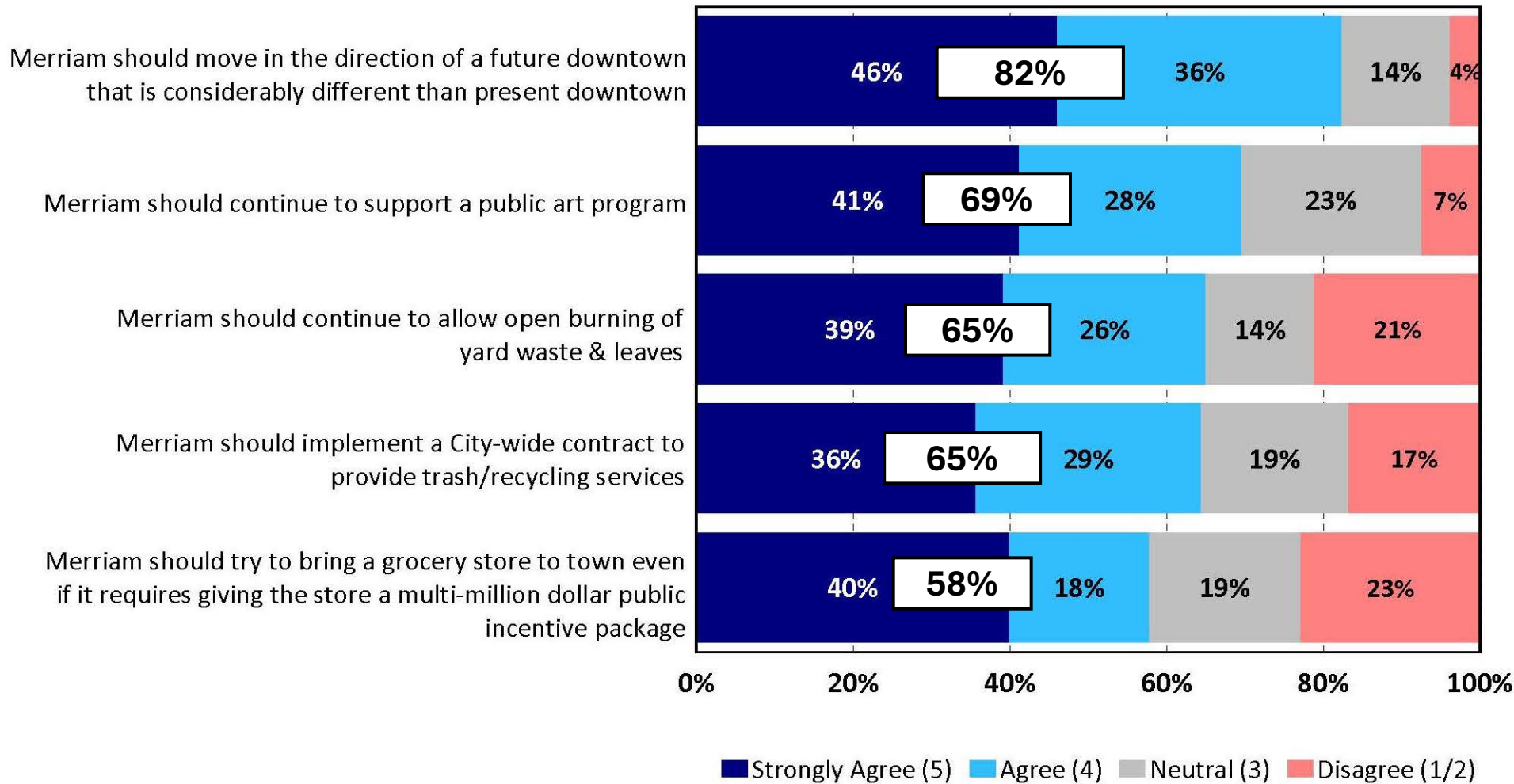
3rd: ____

4th: ____

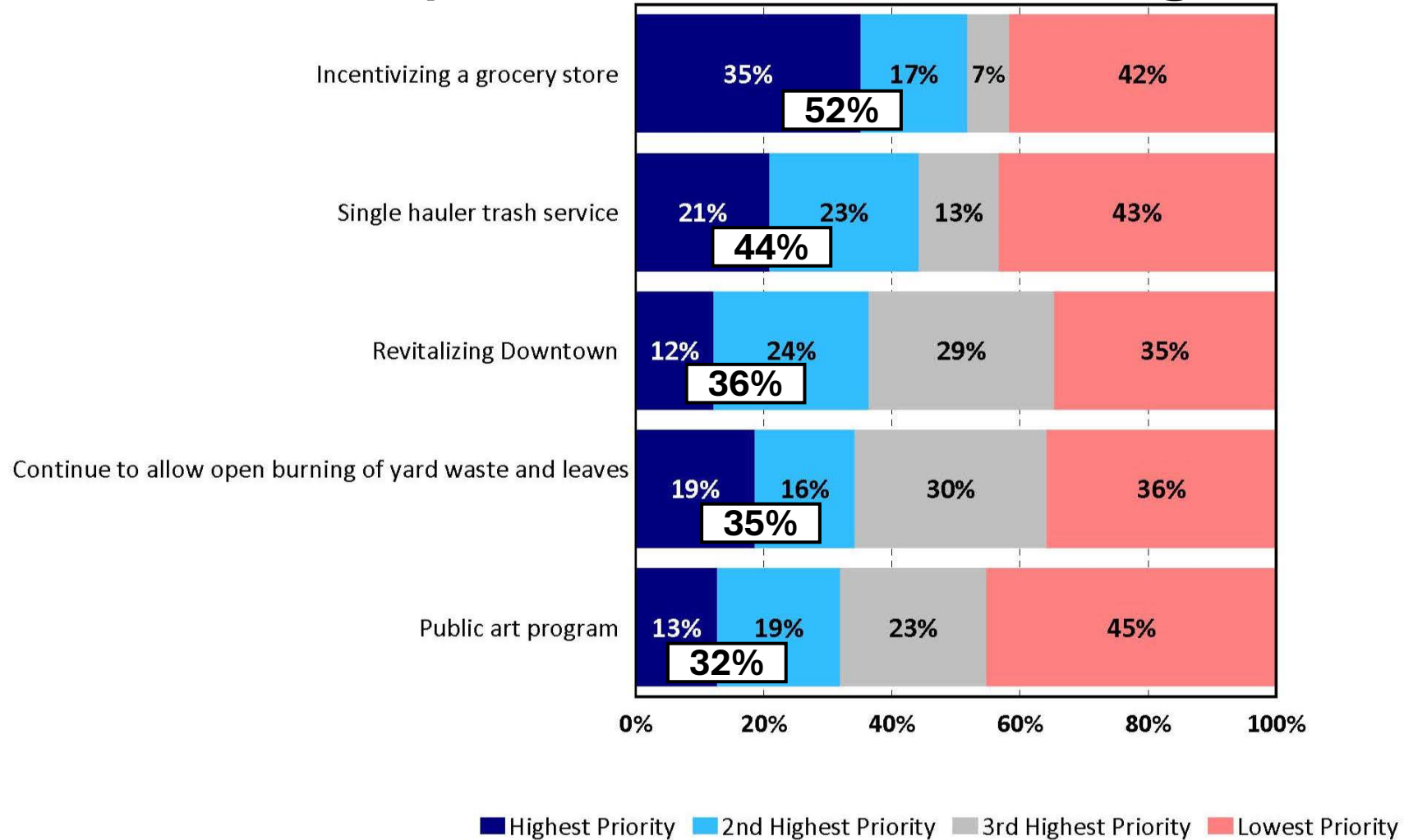
5th: ____

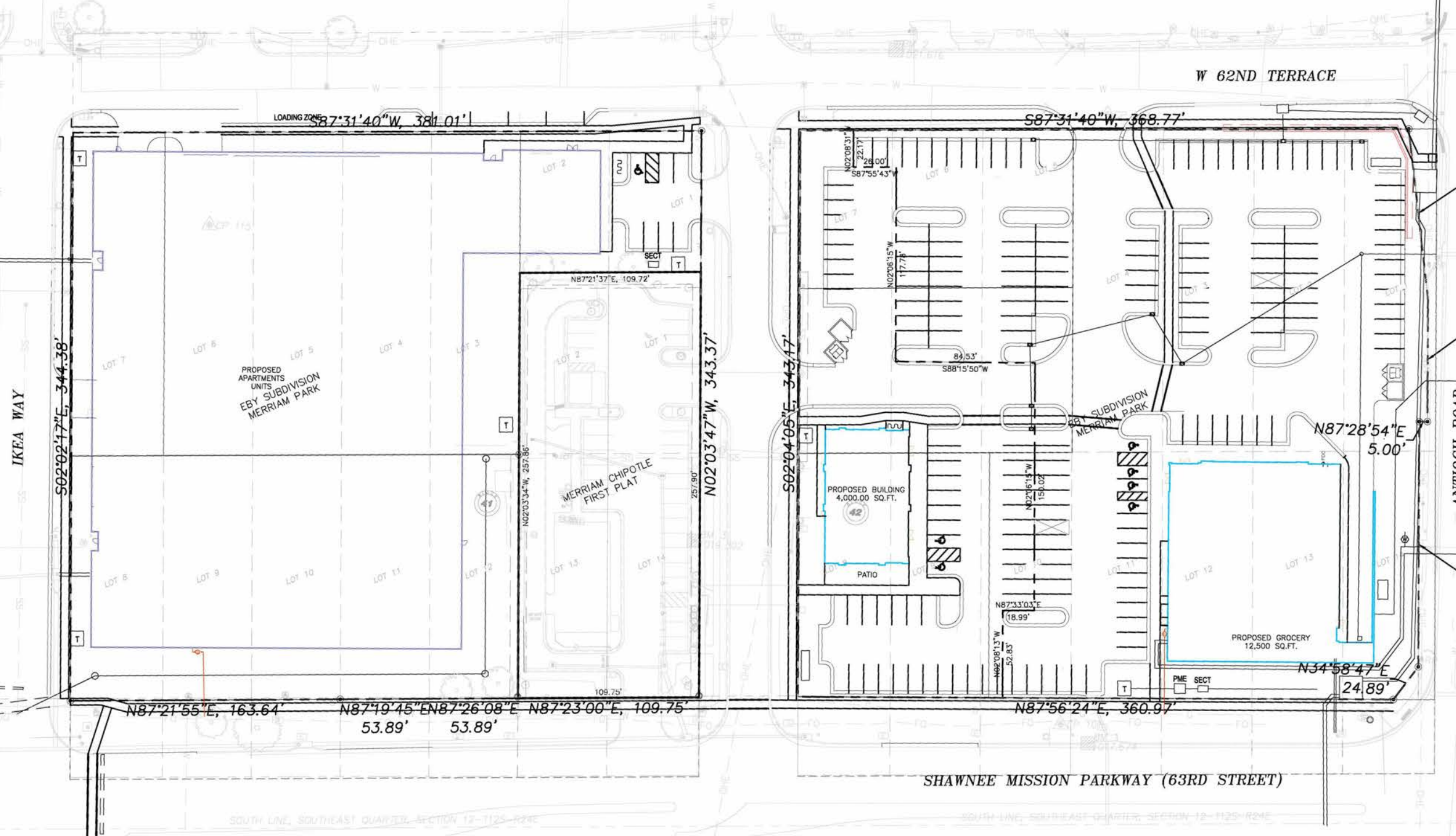


Agreement with the following statements:



How residents prioritize the following initiatives:





W 62ND TERRACE

IKEA WAY

ANTIOCH ROAD

SHAWNEE MISSION PARKWAY (63RD STREET)

PROPOSED APARTMENTS UNITS
EBY SUBDIVISION
MERRIAM PARK

MERRIAM CHIPOTLE
FIRST PLAT

PROPOSED BUILDING
4,000.00 SQ. FT.

PROPOSED GROCERY
12,500 SQ. FT.

LOADING ZONE
S87°31'40"W, 381.01'

S87°31'40"W, 368.77'

S02°02'17"E, 344.38'

S02°04'05"E, 343.47'

N87°21'55"E, 163.64'
N87°19'45"E, 53.89'
N87°26'08"E, 53.89'
N87°23'00"E, 109.75'

N87°56'24"E, 360.97'

N87°28'54"E, 5.00'

N34°58'47"E, 24.89'

SOUTH LINE, SOUTHEAST QUARTER, SECTION 12-T125-R24C

SOUTH LINE, SOUTHEAST QUARTER, SECTION 12-T125-R24C

















East Block – City Owned



East Block Pro Forma

- \$ 18,000,000 – East Block Construction (estimate)
- \$ 300,000 – annual grocery rent to city (stabilized)
- \$ 150,000 – annual restaurant rent to city (stabilized)
- \$ 7,720,000 – hypothetical value (based on 2025 markets)

When including city sales tax, if City owns for 5 – 7 years it likely makes sense.

West Block – Drake Owned



West Block Incentives (estimates)

\$ 100,000,000 – Total West Block Cost (projected)

\$ (13,750,000) – TIF for parking structure

\$ (4,423,000) – WB/shared site work costs from TIF

\$ (6,735,000) – site acquisition costs from TIF

\$ (5,834,000) – IRBs & fee waivers

\$ 30,743,000 – Drake Incentives (estimate)



City Financing



East Block + West Block City Project Costs

- \$ 14,190,000 – East Block Project Costs
- \$ 5,000,000 – Utility Undergrounding
- \$ 7,000,000 – Shared Site Work – of partial benefit of Drake
- \$ 5,700,000 – Land Acquisition – to benefit of Drake

- \$ 31,890,000 – (estimate)

- **City will BORROW these funds.**

How we expect to repay the debt?

- I-35 TIF
- 1% CID (\$0.50 on a \$50 receipt)
- Grocery Rents
- Restaurant Rents
- All financial modeling is isolated to these revenue streams to not compete with existing general fund dollars or projected sales tax increases from the development.

Approve a Resolution setting a Public Hearing for June 16, 2025, to consider the establishment of a Community Improvement District.



Community Improvement Districts 101



What is a Community Improvement District?

- Allowable per Kansas Statute 12-6a26 *et seq.*
- Additional sales tax at point-of-sale w/in established district.
- Reimburses for:
 - Unlike TIF, all structure costs are eligible
 - Site improvement or enhancement (green / streetscape, art)
 - Ongoing operating expenses, including security, entertainment, public events, business promotion, etc.

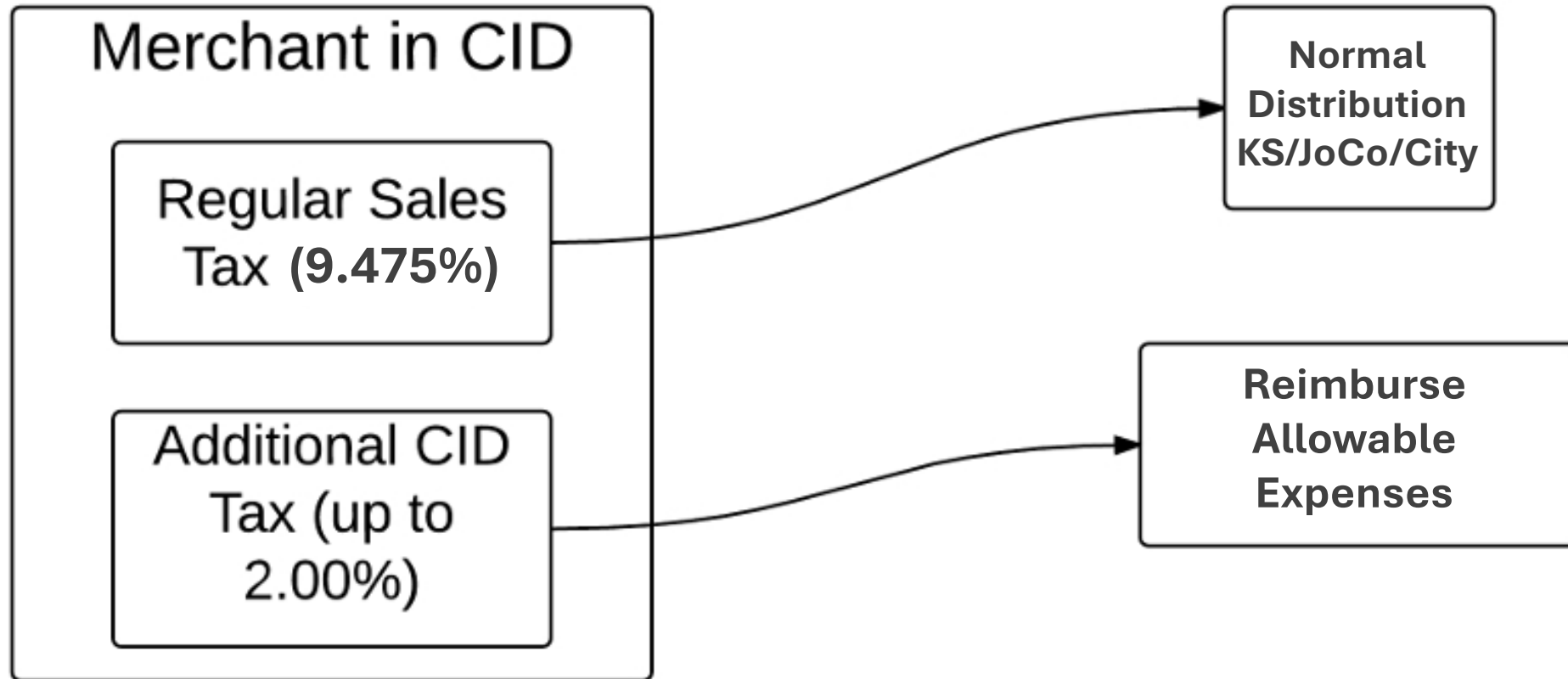


CID Pay-as-you-go

- An additional sales tax is collected at each point-of-sale within the District. That special sales tax ends up in a segregated account held by the City. Those proceeds can only be used to reimburse the items outlined in a Redevelopment Agreement.
- The City of Merriam holds all funds collected by the CID until it confirms a verified eligible expense has occurred at which time such expense can be reimbursed.
- Only funds currently available in the CID account can be disbursed.



CID Pay-as-you-go (illustration)



Merriam North CID Uses

- City will use a pay-as-you-go CID
- 1% CID = \$0.50 on a \$50.00 receipt – not on grocery store
- All CID sales taxes will inure to the benefit of the City to pay eligible costs for the redevelopment of the East Block and for associated infrastructure.
- City anticipates using the CID proceeds to repay debt service on GO bonds issued to support the project.

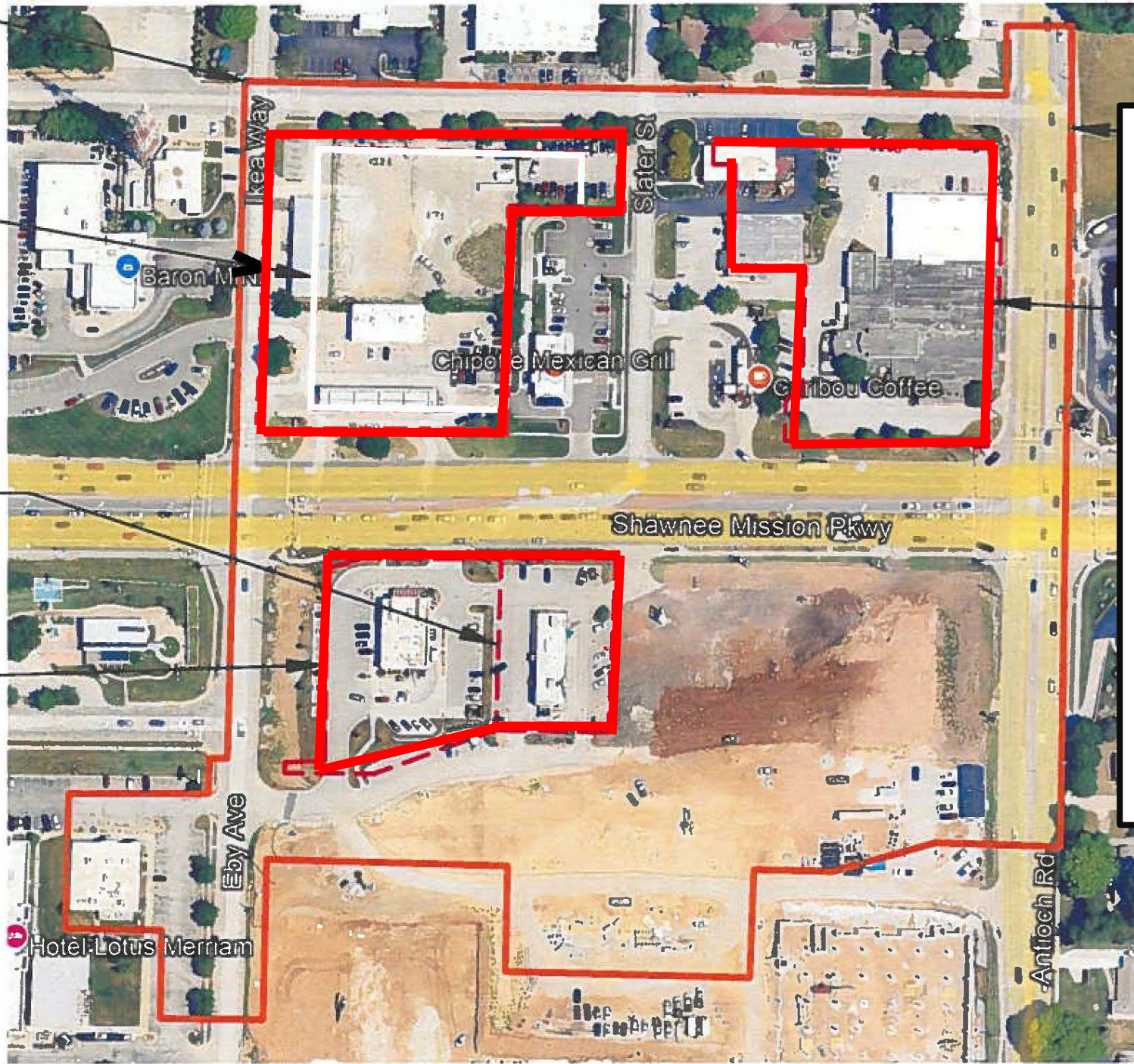


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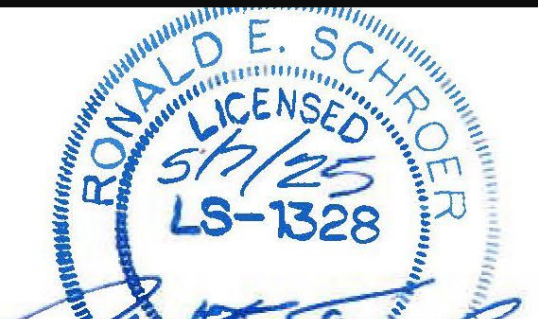
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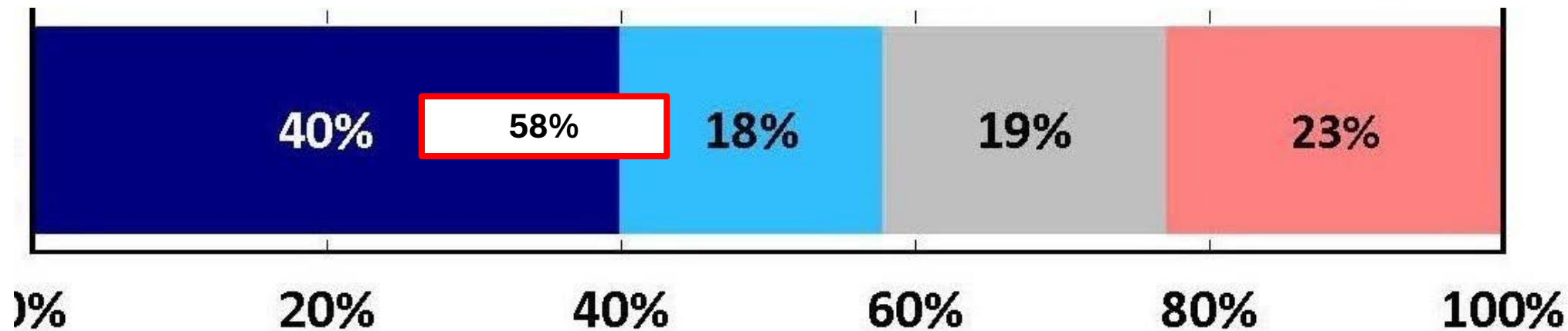


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Strongly Agree (5) Agree (4) Neutral (3) Disagree (1/2)

Questions?

