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OP council sets hearing on TIF for \$40M mixed-use project



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The Overland Park City Council on Monday approved a tentative date, July 7, for a public hearing to consider creating a tax increment financing district for a proposed high-density mixed-use project on Metcalf Avenue.

Setting the hearing was the first of several steps the city must take to determine whether TIF should be approved for the \$40 million project. TIF allows a portion of the new tax revenue generated by a project to be diverted to cover eligible development expenses.

The developers, ePartment Communities, have proposed 200 luxury apartments over 8,500 square feet of retail space at the southeast corner of 80th Street and Metcalf.

Besides TIF, the developers plan to seek creation of a community improvement district, allowing money raised from a sales tax surcharge within the project's retail space to be used for development expenses. In addition, they will seek economic development revenue bond financing, which would exempt the project from sales taxes on building materials.

[Terry O'Leary](#), a principal with ePartment Communities, [recently explained](#) the need for public support. The 80th and Metcalf site is expensive real estate, he said. It also is occupied by a large O'Neill Honda building and closed Sonic Drive-in, which will have to be demolished, and overhead utility lines, which will have to be buried. Another reason public support is being sought, O'Leary added, is that the average household income within a three-mile radius of the site is about \$10,000 less than at Mission Farms.

ePartment Communities is the developer of the highly successful Village at Mission Farms in Leawood and other area apartment projects.