



# PPS Regional Early Learning Academy NAYA Generations Longhouse

**Informational Presentation**  
**April 20, 2015**







## PPS RELA/NAYA Longhouse

Three actions on April 28, 2015

- Ground lease amendment
- Property dedication and LID petition
- Pre-development agreement



2

# PPS RELA/NAYA Longhouse Genesis of Generations



3

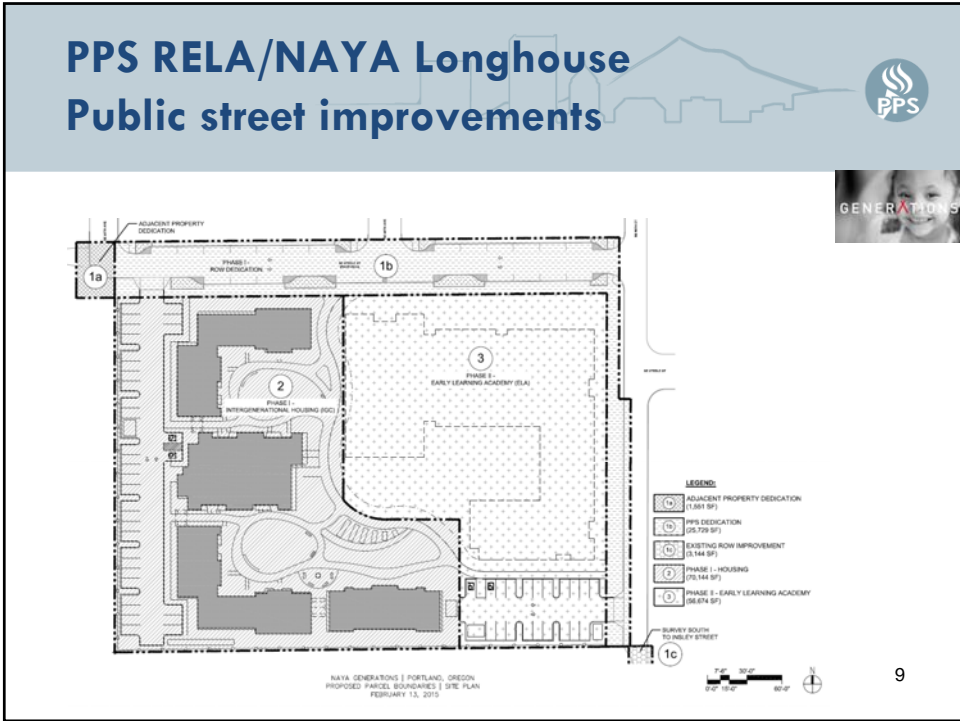
# PPS RELA/NAYA Longhouse Site Plan



4







## PPS RELA/NAYA Longhouse Pre-development agreement terms

Topic	Term
RELA/LH Owner, manager	PPS to own building, SE parking lot for 20 spaces; NAYA to use 2 classrooms for day care via long term lease; PPS to use Longhouse community space and kitchen via shared space agreement; Both parties agree to share site parking and to develop operating agreement.
RELA/LH Developer	PPS to develop building; is responsible for building design and permitting, selection of architect and contractor, coordination of financing and completion of project per schedule.
RELA/LH Design Cost Sharing	Site master planning split 55%/45% between NAYA and PPS, respectively, including LID; Building design cost split 60%/40% between PPS and NAYA, respectively.
Preliminary RELA/LH Construction Funding	Preliminary building cost estimated at \$12,500,000; <ul style="list-style-type: none"> <li>• PPS share @\$4,500,000 (60%); @\$780,000 land;</li> <li>• NAYA share @\$3,070,000 (40%);</li> <li>• Other funding @\$4,150,000 (public sources + New Market Tax Credits).</li> </ul> Agreement will NOT authorize construction spending
RELA/LH Operations	PPS to operate the RELA; NAYA to operate the Longhouse; Shared spaces per Lease agreement.
Demolition of Foster School	To be demolished during housing phase by NAYA; Parties to share cost of demo.
Creation of Local Improvement District (LID)	Requires initial petition approval by PPS; Requires agreement to dedicate land – 25,729 sq. ft.; Requires financial commitment – between \$610,000 and \$730,000; Costs to be shared between PPS and NAYA 45%/55% based on final costs and appraisal.
Negotiate a Development Agreement	Includes: <ul style="list-style-type: none"> <li>• Project schedule</li> <li>• Funding commitments by both parties</li> <li>• Direction for lease, draft operating and share use agreements</li> <li>• Shared use of parking lots</li> <li>• Construction cost and cost sharing</li> <li>• Provision of wrap-around services</li> </ul>



# PPS RELA/NAYA Longhouse Questions

