



**PPS Regional Early Learning Academy
NAYA Generations Longhouse**



PPS RELA/NAYA Longhouse Genesis of Generations

GEN ERATIONS

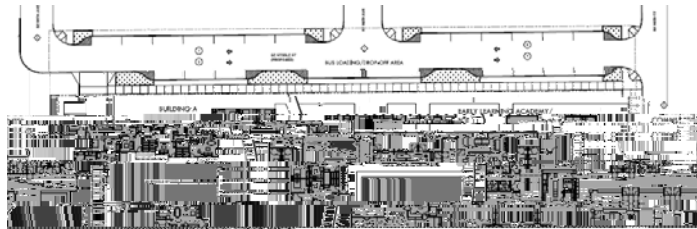
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PPS RELA/NAYA Longhouse Site Plan

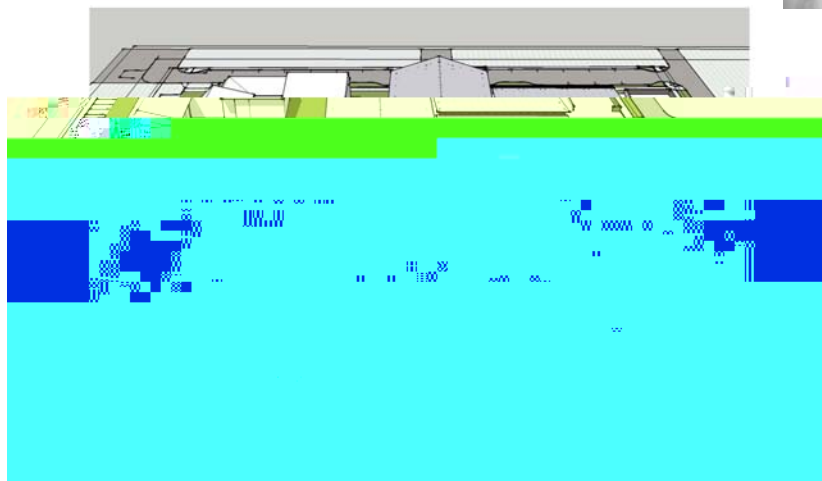
GEN ERATIONS

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PPS RELA/NAYA Longhouse Site Plan



PPS RELA/NAYA Longhouse Aerial massing from south



PPS RELA/NAYA Longhouse Aerial massing from north



7

PPS RELA/NAYA Longhouse Ground lease amendment



8

PPS RELA/NAYA Longhouse Public street improvements



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; PPS share @\$4,500,000 (60%) @\$780,000 land; NAYA share @\$3,070,000 (40%); Other funding @\$4,150,000 (public sources + New Market Tax Credits). 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: Project schedule Funding commitments by both parties Direction for lease, draft operating and share use agreements Shared use of parking lots Construction cost and cost sharing Provision of wrap-around services

PPS RELA/NAYA Longhouse Questions

