

# GENERAL

## Ordinance Fact Sheet

Ordinance Number

<b>Brief Title</b>	<b>Approval Deadline</b>	<b>Reason</b>
<b>Seventeenth Amendment to the Shoal Creek Parkway TIF Plan</b>		

Details	Positions/Recommendations														
<p><b>Specific Address</b></p> <p>The Redevelopment Area of the Shoal Creek Parkway Tax Increment Financing Plan (the "TIF Plan") is generally bound on the north by NE 108<sup>th</sup> Street and Missouri Route 291, on the east by Kansas City-Liberty city limits, on the south by Kansas City-Pleasant Valley city limits and on the west by Indiana and N. Staley Road (the "Redevelopment Area") in Kansas City, Clay County, Missouri (the "City").</p> <p><b>Reason For Legislation</b></p> <p>The Seventeenth Amendment (the "Seventeenth Amendment") to the TIF Plan provides for modifications development schedule for public improvements described by the TIF Plan. The Seventeenth Amendment does not alter or modify the intent of the TIF Plan, except for those changes specifically mentioned herein.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><b>Sponsor</b></td> <td>Tax Increment Financing Commission</td> </tr> <tr> <td><b>Programs, Departments, or Groups Affected</b></td> <td></td> </tr> <tr> <td><b>Applicants / Proponents</b></td> <td> <p><b>Applicant</b> Tax Increment Financing Commission</p> <p><b>City Department</b></p> <p><b>Other</b> Star Acquisitions, Inc.</p> </td> </tr> <tr> <td><b>Opponents</b></td> <td> <p><b>Groups or Individuals</b> None Known</p> <p><b>Basis of opposition</b></p> </td> </tr> <tr> <td><b>Staff Recommendation</b></td> <td> <input checked="" type="checkbox"/> For  <input type="checkbox"/> Against  <p><b>Reason Against</b></p> </td> </tr> <tr> <td><b>Board or Commission Recommendation</b></td> <td> <p>By Tax Increment Financing Commission Resolution</p> <input type="checkbox"/> For   <input type="checkbox"/> Against   <input checked="" type="checkbox"/> No action taken  <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)                 </td> </tr> <tr> <td><b>Council Committee Actions</b></td> <td> <input type="checkbox"/> Do pass  <input type="checkbox"/> Do pass (as amended)  <input type="checkbox"/> Committee Sub.  <input type="checkbox"/> Without Recommendation  <input type="checkbox"/> Hold  <input type="checkbox"/> Do not pass                 </td> </tr> </table>	<b>Sponsor</b>	Tax Increment Financing Commission	<b>Programs, Departments, or Groups Affected</b>		<b>Applicants / Proponents</b>	<p><b>Applicant</b> Tax Increment Financing Commission</p> <p><b>City Department</b></p> <p><b>Other</b> Star Acquisitions, Inc.</p>	<b>Opponents</b>	<p><b>Groups or Individuals</b> None Known</p> <p><b>Basis of opposition</b></p>	<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <p><b>Reason Against</b></p>	<b>Board or Commission Recommendation</b>	<p>By Tax Increment Financing Commission Resolution</p> <input type="checkbox"/> For <input type="checkbox"/> Against <input checked="" type="checkbox"/> No action taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)	<b>Council Committee Actions</b>	<input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass
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<p>The City Council approved the TIF Plan by Ordinance No. 941443 and the Plan has been amended 16 times.</p> <p>The Sixteenth Amendment provides for modifications to the development schedule for completion of the public improvements contemplated by the TIF Plan, specifically extending the time to complete improvements to N. Booth Avenue north of MO Highway and MO Highway 152 beginning as a point 1300 linear feet west of N. Booth Avenue to a point 1960 feet east of N. Booth Avenue, public detention basins, and additional public utilities, including stormwater, sanitary sewer, and water main lines and dry utilities from 2018 to 2021.</p> <p>The Seventeenth Amendment does not alter or modify the intent of the TIF Plan, except for those changes specifically mentioned herein.</p> <p>Specifically,</p> <ul style="list-style-type: none"> <li><b>Economic Development Area:</b> The Seventeenth Amendment does not alter the previous finding that the Redevelopment Area on the whole is an economic development area and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed "but for" the adoption of tax increment financing. This amendment would not change these findings.</li> </ul>															

(Continued on reverse side)

**Details**

- **Finding the Area Conforms to the City's Comprehensive Plan:** The changes contemplated by the Seventeenth Amendment are of a nature that they do not alter the TIF Commission's and Council's previous finding that the TIF Plan conforms with the City's FOCUS Plan.
- **Cost Benefit Analysis:** The changes contemplated by the Seventeenth Amendment are of a nature that they do not alter the TIF Commission's and City's Cost Benefit Analysis incorporated within the TIF Plan.
- **Redevelopment Schedule:** All Redevelopment Projects, including those contemplated by the Seventeenth Amendment, are to be completed no later than twenty-three (23) years from the adoption of the ordinances approving the Redevelopment Projects.
- **Relocation Plan:** The changes contemplated by the Seventeenth Amendment are of a nature that they do not alter the previous relocation assistance plan that is a part of the TIF Plan. The Seventeenth Amendment does not contemplate the relocation of any businesses or residents.
- **Gambling Establishment:** The Seventeenth Amendment does not include development or redevelopment of any gambling establishment.
- **Acquisition by Eminent Domain:** This Seventeenth Amendment does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of the Ordinance approving such Redevelopment Project.
- **Date to Adopt Redevelopment Project:** The Seventeenth Amendment does not provide for the adoption of an Ordinance approving any Redevelopment Project later than ten (10) years from the adoption of the Plan.

**Recommendation:** It is staff's recommendation to approve the Seventeenth Amendment to the TIF Plan.

**Policy/Program Impact**

<b>Policy or Program Change</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<b>Operational Impact Assessment</b>	

**Finances**

<b>Cost &amp; Revenue Projections -- Including Indirect Costs</b>	
<b>Financial Impact</b>	
<b>Fund Source (s) and Appropriation Account Codes</b>	Funding Sources will be private investment, Economic Activity Taxes and other public financing sources.
<b>Is this Ordinance or Resolution Good for the Children?</b>	Yes. Proposed Seventeenth Amendment will lead to the development of the Shoal Creek Area, creation of new jobs and improvement of the quality of life in the City of Kansas City.

**Applicable Dates:**

**Fact Sheet Prepared by:**

Heather A. Brown, Executive Director, Tax Increment Financing Commission

**Reviewed by:**

**Reference Numbers**