GENERAL Ordinance Fact Sheet

Brief Title

Approval Deadline

Taking certain actions and approving various economic development incentives in relation to the Kansas City Convention Center Hotel

Details

Reason for Legislation

Taking certain actions and approving various economic development incentives in relation to the Kansas City Convention Center Headquarters Hotel, including accepting the recommendations of the Tax Increment Financing Commission of Kansas City, Missouri as to the findings related to the Kansas City Convention Center Headquarters Hotel Tax Increment Financing Plan; approving the Kansas City Convention Center Headquarters Hotel Tax Increment Financing Plan; designating a Redevelopment Area; approving and designating Redevelopment Projects 1 and 2 of the Kansas City Convention Center Headquarters Hotel Tax Increment Financing Plan and adopting tax increment financing therefor subject to a delayed effective date with respect thereto; approving additional tax increment financing for the Kansas City Convention Center Headquarters Hotel Tax Increment Financing Plan and authorizing the City Manager to enter into a Super-TIF Financing Agreement in furtherance of such purpose; declaring an area of about 2.8 acres generally located north of W 16th Street, east of Wyandotte Street, south of W Truman Road and west of Baltimore Avenue to be a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Land Clearance for Redevelopment Authority law and approving the Urban Renewal Plan for the same, said plan to be known as the Truman & Wyandotte Urban Renewal Plan;

authorizing the City Manager to execute a Master Financing Agreement and Exclusive Catering Agreement in a form substantially consistent with that attached hereto; granting the City Manager authority to amend any such agreement authorized herein in such manner as he determines appropriate consistent with the terms as authorized herein; approving the petition and establishing the Kansas City Convention Center Headquarters Hotel Community Improvement District generally located on the block bounded by Truman Road on the north, Baltimore Avenue on the east, W. 16th Street on the south, and Wyandotte Street on the west in Jackson County. Kansas City. Missouri: determining the Kansas City Convention Center Headquarters Hotel Community Improvement District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; authorizing the City Manager to cast any ballot on behalf of the City as an owner of real property lying within the boundaries of the Kansas City Convention Center Headquarters Hotel Community Improvement District

150597

Ordinance Number

Reason

To reduce or eliminate blight and provide authorization
for various incentives and agreements to facilitate
development of a new headquarters convention
center hotel.

Positions/Recommendations

	OMEral			
Sponsor	CM Ford			
Programs, Departments				
Departments, or Groups				
Affected				
Applicants /	Applicant			
Proponents				
	City Department			
	Other			
Our consta				
Opponents	Groups or Individuals			
	Decis of environmentation			
	Basis of opposition			
Staff				
Recommendation	X For			
	Against			
	Reason Against			
Board or				
Commission Recommendation	Ву			
	For Against No action taken			
	For, with revisions or conditions			
Council	(see details column for conditions)			
Committee Actions	Do pass			
	Do pass (as amended)			
	Committee Sub.			
	Without Recommendation			
	Hold			
	Do not pass			

(Continued on reverse side)

	Policy/Program Impact		
requiring the annual submission of certain records; estimating and appropriating the sum of \$35,000,000 and declaring the City's intent to reimburse itself for certain expenditures; recognizing this ordinance as having an accelerate effective date except as expressly otherwise provided for herein; and directing the City Clerk to transmit copies of this ordinance. (723-S)	Policy or Program Change	X No Yes	
	Operational		
	Impact		
Discussion (explain all financial aspects of the proposed legislation, including future implications, any direct/indirect costs, specific account numbers, ordinance references, and budget page numbers.)	Assessment		
This ordinance			
	Finances		
1. accepts recommendations of the TIF Commission and findings related to the project.	Cost & Revenue Projections Including Indirect Costs	AL-3433-120000-590000 Bond #	
2. Approves and adopts the TIF Redevelopment Plan			
3. Designates the TIF Redevelopment Area	Financial Impact		
4. Establishes a finding of blight for TIF, LCRA, and the CID, along with other findings relative to consistency with area plans, confirms the dates of completion, inclusion of a relocation plan for businesses, completion of a cost-benefit analysis and evidence of financial	Fund Source (s)		
feasibility, and verification that the project does not include a gambling establishment.	and Appropriation Account Codes	AL-3433-648404-B-64016001 \$35,000,000	
5. Authorizes the Commission to issue bonds secured by TIF revenues to finance redevelopment costs, utilize the powers of eminent domain, and take other actions as reasonably necessary to achieve the objectives of the Redevelopment Plan.	L		
6. Provides a legal description for Project Areas 1 and 2			
7. Adopts tax increment financing for real property within Project 1 and			
8. Authorizes redirection of 50% of certain eligible economic activity taxes within the Redevelopment Area			
9. Authorizes the redirection of additional City tax revenues, otherwise referred to as Super TIF			
10. Authorizes the City Manager to enter into a Super-TIF Financing Agreement with the Commission, Redeveloper (KC Hotel LLC), VisitKC or such combination for providing financing for the project			
11. Designates the Truman & Wyandotte Urban Renewal Area for the project			
12. Establishes various findings as necessary to conform with state statute in connection with the establishment of the Urban Renewal Area			

13. Authorizes the City Manager to execute a Master Financing Agreement and Exclusive Catering Agreement
14. Authorizes the City Manager to amend such agreements as necessary in conjunction with the project.
15. Approves the petition for and establishes the Kansas City Convention Center Headquarters Hotel CID
16. Establishes the term of the CID as 50 years with 10 year renewals
17. Finds blight for the CID, and determines that the districts revenues serve a public purpose
18. Authorizes the City Manager to cast a ballot on behalf of the City as a qualified voter for the CID
19. Establishes reporting requirements for the CID
20. Estimates and appropriates \$35,000,000 of Bond Proceeds for the project and designates the Director of City Planning and Development as having requisitioning authority over the project account.
21. Declares the City's intention to reimburse itself from future bond proceeds in an amount of \$35,000,000 as required by Treasury Regulation Section 1.150-2
22. Directs the Clerk to report creation of the District to the Missouri Department of Economic Development
23. Directs the Clerk to send copies of the ordinance to various parties.
24. Recognizes the ordinance as having an accelerated effective date in that it appropriates money
25. Establishes an effective date for sections 8-11 of the ordinance contingent upon issuance of a Certificate of Occupancy

Applicable Dates:

Kerrie Tyndall, Director of Economic Development

Reviewed by:

Brian Rabineau, Assistant City Attorney

Reference Numbers