

GENERAL

140557

Ordinance Fact Sheet

Ordinance Number

Brief Title	Approval Deadline	Reason
<u>Termination of the Amended and Restated Three Trails TIF Plan and termination of the designation of Redevelopment Project Area 3</u>		

Details

Redevelopment Area: The Redevelopment Plan Area is generally bound by I-435 on the West, Kansas City Southern Railroad on the East, 95th and 97th Street on the South, and 87th Street on the North, all in Kansas City, Jackson County, Missouri.

On May 14, 2014 a public hearing was held for the TIF Commission to consider termination of the Amended and Restated Three Trails TIF Plan and the termination of the designation of Redevelopment Project Area 3 described by the Amended and Restated Three Trails Tax Increment Financing Plan.

The Amended and Restated Three Trails TIF Plan was approved by the City Council by Ordinance No. 071297 on December 13, 2007 and was amended by City Council Ordinance No. 110364 on May 19, 2011. Redevelopment Project Areas 1-4, as described by the First Amendment to the Amended and Restated Three Trails TIF Plan, were considered by the TIF Commission at the time the First Amendment to the Amended and Restated TIF Plan was considered by the TIF Commission. The TIF Commission recommended that the City Council designate each of the Redevelopment Project Areas by separate ordinance. The ordinances designating each of the Redevelopment Project Areas were introduced to the City Council, but never passed by the City Council.

On November 13, 2013, at the request of Trails Properties II, Inc., the designated developer of the Amended and Restated TIF Plan, the Commission, by Resolution No. 11-13-13, recommended that the City Council **not** pass Ordinances Nos. 110400, 110401 and 110403, each of which provided for the approval and designation of Redevelopment Project Areas 1, 2 and 4. On December 5, 2013, the City Council considered and did **not** pass Ordinance Nos.

110400, 110401 and 110403.

Redevelopment Project Area 3 is the remaining Redevelopment Project Area described by the Amended and Restated Three Trails TIF Plan that has been recommended by the Commission to the City Council for approval. The Ordinance approving the designation of Redevelopment Project Area 3, Ordinance No. 110402, has not been approved by the City Council and continues to be held off the City Council's agenda.

Notices: Notices regarding the original public hearing, which was scheduled for November 13, 2013, were sent to all affected taxing jurisdictions by certified mail on September 27, 2013. Staff prepared and published notices in The Pulse on October 16, 2013 and again on November 6, 2013; published in KC Hispanic News on October 17, 2013 and again on November 7, 2013; published in The KC Call on October 18, 2013 and again on November 8, 2013.

Staff prepared and delivered notices by certified mail regarding the public hearing on October 30, 2013 to the person or persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land located within the redevelopment project or plan area, which shall be subject to payments in lieu of taxes and economic activity taxes.

Termination of the Amended and Restated Three Trails TIF Plan and Redevelopment Project Area 3: The Amended and Restated Three Trails TIF Plan provided for the development of a three phased mixed use, destination office and retail and hotel development, together with all necessary public infrastructure.

In light of the City's recent passage of an ordinance approving the Bannister I-435 TIF Plan for an area that encompasses most of the area contemplated by the Amended and Restated Three Trails TIF Plan, as amended, Trails Properties II, Inc., has indicated its desire to terminate the Amended and Restated Three Trails TIF Plan and the designation of each of the Redevelopment Project Areas described by the Amended and Restated Three Trails TIF Plan.

At the November 13, 2013 TIF Commission meeting, the Commission continued the public hearing to January 8, 2014, which was then continued to February 12, 2014 and then May 14, 2014 at the request of the Developer, Trails Properties II, Inc.

TIF Commission Recommendation:

At the May 14, 2014 TIF Commission meeting, the TIF Commission made the following recommendation:

APPROVAL OF RECOMMENDATION OF TERMINATION OF THE AMENDED AND RESTATED THREE TRAILS TIF PLAN, TERMINATION OF THE DESIGNATION OF REDEVELOPMENT PROJECT AREA 3, AND FORWARDING TO CITY COUNCIL WITH THE RECOMMENDATION TO **NOT** APPROVE THE REDEVELOPMENT PROJECT AREA 3 ORDINANCE.

Sponsor

Programs, Departments, or Groups Affected

Council District
5th District (Circo and Brooks)
Other Districts (school, etc.,)
Hickman Mills School District, Jackson County, and the Mid-Continent Library District

Applicants / Proponents

Applicant
City Department
Other:

Opponents

**Groups or Individuals:
Basis of opposition:**

Recommendation

APPROVAL OF RECOMMENDATION OF TERMINATION OF THE AMENDED AND RESTATED THREE TRAILS TIF PLAN, TERMINATION OF THE DESIGNATION OF REDEVELOPMENT PROJECT AREA 3, AND FORWARDING TO CITY COUNCIL WITH THE RECOMMENDATION TO **NOT** APPROVE THE REDEVELOPMENT PROJECT AREA 3 ORDINANCE.
Commission meeting.
Votes: 8 Yes, 0 No

Board or Commission Recommendation

By
TIF Commission
Recommended:

APPROVAL OF RECOMMENDATION OF TERMINATION OF THE AMENDED AND RESTATED THREE TRAILS TIF PLAN, TERMINATION OF THE DESIGNATION OF REDEVELOPMENT PROJECT AREA 3, AND FORWARDING TO CITY COUNCIL WITH THE RECOMMENDATION TO **NOT** APPROVE THE REDEVELOPMENT PROJECT AREA 3 ORDINANCE.

RES 5-9-14
Date of Resolution: May 14, 2014

Council Committee Actions

Fact Sheet Prepared by:
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Economic Development Corporation Date: July 11, 2014