

GENERAL

Ordinance Fact Sheet

210649

Ordinance Number

Brief Title 12th Amendment to the

Approval Deadline _____

Reason _____

Southtown Corridor/31st & Baltimore TIF Plan

Details

Positions/Recommendations

Reason for Legislation

Approve the 6th Amendment to the Southtown Corridor/31st and Baltimore TIF Plan.

Redevelopment Area The Redevelopment Area contains two noncontiguous areas which are (A) generally bounded by 59th Street on the north, 75th Street on the south, Holmes Road on the west, and Chestnut on the east (the “South Prospect/Troost Area”) and (B) generally bound Memorial Drive on the north, Wyandotte Street and Baltimore Street on the west, Main Street on the east, 31st Street on the south (the “31st & Baltimore Area”) all in Kansas City, Jackson County, Missouri

Notices: In accordance with Section 99.830 of the Revised Statutes of Missouri, staff prepared and delivered or published all required notices.

Sponsor	
Programs, Departments, or Groups Affected	City Planning & Development Department
Applicants / Proponents	<p>Applicant</p> <p>City Department City Planning & Development Department</p> <p>Other</p>

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.)

Proposed Twelfth Amendment to the Southtown Corridor TIF Plan: The proposed Twelfth Amendment to the Southtown TIF Plan provides for (1) modification of the boundaries of the Redevelopment Area, (2) removal of all references to Redevelopment Project G (3) modification of the description of public improvements described by the Plan, (4) modification of the Budget of Redevelopment Project Costs, (5) modification of the Sources of Funds (6) modification of the Development Schedule, (7) the termination of the designation of the Redevelopment Project Area G (8) the declaration as surplus of all amounts remaining in the Special Allocation Fund established in connection with the Redevelopment Project Area G (9) the distribution of such amounts to the affected taxing districts in accordance with the Real Property Tax Increment Allocation Act, if any, and (10) the dissolution of such Special Allocation Fund related to Redevelopment Project G and (11) modification of exhibits to and sections of the Plan that are in furtherance of the foregoing. The intent of the Southtown TIF Plan remains unchanged other than those changes specifically mentioned in the Twelfth Amendment.

Opponents	<p>Groups or Individuals</p> <p>None Known</p> <p>Basis of opposition</p>
Staff Recommendation	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>By</p> <p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken</p> <p><input type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>
Council Committee Actions	<p><input type="checkbox"/> Do pass</p> <p><input type="checkbox"/> Do pass (as amended)</p> <p><input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p> <p><input type="checkbox"/> Do not pass</p>

(Continued on reverse side)

Details

Statutory Findings: The Twelfth Amendment does not alter the previous required statutory findings made by the TIF Commission. Specifically, Good cause has been shown for amendment of the Redevelopment Plan, and that the previous findings of the City Council are not affected by the Twelfth Amendment and apply equally to the Twelfth Amendment;

The Redevelopment Area as a whole is a conservation area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan, as amended;

The Redevelopment Plan, as amended, conforms to the comprehensive plan for the development of the City as a whole;

The areas selected for redevelopment projects include only those parcels of real estate and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements;

The estimated dates of completion of the respective Redevelopment Projects and retirement of any obligations incurred to finance Redevelopment Project Costs, have been stated in the Redevelopment Plan, as amended, and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area;

A plan has been developed for relocation assistance for businesses and residences;

A cost benefit analysis showing the impact of the Redevelopment Plan on each and every district which is at least partially within the boundary of the Redevelopment Area, has been prepared in accordance with the Act.

The Redevelopment Plan, as amended, does not include the initial development or redevelopment of any gambling establishment; and

A study has been completed and the findings of such study satisfy the requirements set out in subdivision (1) of Section 99.810.1, RSMo.

The Twelfth 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.

The Twelfth 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.

Policy/Program Impact

Policy or Program Change	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	None

Finances

Cost & Revenue Projections -- Including Indirect Costs	None
Financial Impact	NA
Fund Source (s) and Appropriation Account Codes	NA
Is this Ordinance or Resolution Good for the Children?	Yes, The termination of this project area will make the property available for new development.

Applicable Dates:

Fact Sheet Prepared by:

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Reviewed by:

Reference Numbers