

# GENERAL

## Ordinance Fact Sheet

210500

Ordinance Number

<b>Brief Title</b> Twentieth Amendment to the Shoal Creek Parkway TIF Plan	<b>Approval Deadline</b>	<b>Reason</b>
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Details	Positions/Recommendations						
<p><b>Specific Address</b></p> <p>The Redevelopment Area is generally bound by on the north by NE Cookingham Drive and Missouri Route 291, on the east by the Kansas City – Liberty city limits and Missouri Route 291, on the south by the Kansas City- Pleasant Valley city limits and on the west by Maplewoods Parkway in Kansas City, Clay County, Missouri.</p> <p><b>Reason For Legislation</b></p> <p>The Twentieth Amendment (the "Twentieth Amendment") to the TIF Plan provides for certain modifications to the description of public improvements in the Plan, the Budget of Redevelopment Project Costs, the Sources of Funds, and certain exhibits to and sections of the Plan that are in furtherance of the foregoing.</p>	<table border="1"> <tr> <td data-bbox="776 382 1039 436"><b>Sponsor</b></td> <td data-bbox="1039 382 1578 436">Tax Increment Financing Commission</td> </tr> <tr> <td data-bbox="776 436 1039 592"><b>Programs, Departments, or Groups Affected</b></td> <td data-bbox="1039 436 1578 592"></td> </tr> <tr> <td data-bbox="776 592 1039 835"><b>Applicants / Proponents</b></td> <td data-bbox="1039 592 1578 835">                     Applicant                      Tax Increment Financing Commission                       City Department                       Other                 </td> </tr> </table>	<b>Sponsor</b>	Tax Increment Financing Commission	<b>Programs, Departments, or Groups Affected</b>		<b>Applicants / Proponents</b>	Applicant Tax Increment Financing Commission  City Department  Other
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<p>The City Council approved the TIF Plan by Ordinance No. 941443 and the Plan has been amended 19 times.</p> <p>The Twentieth Amendment provides provides for the modifications to certain line items in the budget of redevelopment project costs, relating to the Woodneath Library, and resulting in an increase in reimbursable projects costs in the amount of \$7,370, from \$576,847 to \$584,217. The amendment shows a decrease in paving, lighting, sitework, sod, permits, bonds, insurance, and fees and an increase in trails, utilities, design, bridge work and access road work.</p> <p>The Twentieth Amendment does not alter or modify the intent of the TIF Plan, except for those changes specifically mentioned herein.</p> <ul style="list-style-type: none"> <li>• <b>Economic Development Area:</b> The Twentieth 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.</li> </ul>	<table border="1"> <tr> <td data-bbox="776 835 1039 1054"><b>Opponents</b></td> <td data-bbox="1039 835 1578 1054">                     Groups or Individuals                       None Known                       Basis of opposition                 </td> </tr> <tr> <td data-bbox="776 1054 1039 1264"><b>Staff Recommendation</b></td> <td data-bbox="1039 1054 1578 1264"> <input checked="" type="checkbox"/> For  <input type="checkbox"/> Against                       Reason Against                 </td> </tr> <tr> <td data-bbox="776 1264 1039 1444"><b>Board or Commission Recommendation</b></td> <td data-bbox="1039 1264 1578 1444">                     By  <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> </table>	<b>Opponents</b>	Groups or Individuals  None Known  Basis of opposition	<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against  Reason Against	<b>Board or Commission Recommendation</b>	By <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)
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<p><b>Details</b></p> <ul style="list-style-type: none"> <li>• <b>Finding the Area Conforms to the City's Comprehensive Plan:</b> The changes contemplated by the Twentieth 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.</li> </ul>	<p><b>Policy/Program Impact</b></p> <table border="1"> <tr> <td data-bbox="776 1799 1039 1982"><b>Policy or Program Change</b></td> <td data-bbox="1039 1799 1578 1982"> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes                 </td> </tr> </table>	<b>Policy or Program Change</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
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- **Cost Benefit Analysis:** The changes contemplated by the Twentieth 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 Twentieth 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 Twentieth Amendment are of a nature that they do not alter the previous relocation assistance plan that is a part of the TIF Plan. The Twentieth Amendment does not contemplate the relocation of any businesses or residents.

- **Gambling Establishment:** The Twentieth Amendment does not include development or redevelopment of any gambling establishment.

- **Acquisition by Eminent Domain:** This Twentieth 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 Twentieth 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.

Operational Impact Assessment	
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**Finances**

Cost & Revenue Projections -- Including Indirect Costs	
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Financial Impact	
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Fund Source (s) and Appropriation Account Codes	Funding Sources will be private investment, Economic Activity Taxes and other public financing sources.
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Is this Ordinance or Resolution Good for the Children?	Yes. Proposed Twentieth 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.
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Applicable Dates:

Fact Sheet Prepared by:

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

Reviewed by:

Reference Numbers