

GENERAL

Ordinance Fact Sheet

Ordinance Number

Brief Title	Approval Deadline	Reason
Overlook TIF Plan		

Details	Positions/Recommendations												
<div><div>Specific Address</div><p>The proposed Redevelopment Area described by the Plan is generally bounded by Swope Parkway on the north, 49th Street on the south, Chestnut Avenue on the west, and College Avenue on the east, all in Jackson County, Kansas City, Missouri.</p><div>Reason For Legislation</div><p>The Tax Increment Financing Commission recommends approval of the Overlook TIF Plan.</p><div>Discussion</div><p>The Redevelopment Plan contemplates for the construction of up to 60,000 square feet of new office building and 185 surface parking spaces, along with interior driveways, and potentially a health fitness trail and public plaza areas associated with the building (the “Project Improvements”), together with the construction or reconstruction of such other public infrastructure improvements such as signage, signaling, sidewalks, storm drainage facilities, utility relocation and upgrades, structured parking facilities, curbs, and such other related public infrastructure improvements that support and enhance the Project Improvements (collectively, the “Public Improvements”).</p><p>By virtue of subsequent amendments to the Plan and separate Ordinances passed by the City Council, the Plan may include an additional five (5) redevelopment projects that may include approximately 100,000 square feet of office development, two multifamily buildings totaling approximately 140 units, three retail/commercial spaces totaling approximately 12,000 square feet, a health and fitness trail, public plaza areas and outdoor park spaces.</p><p>The estimated date for completion of the Project Improvements and Public Improvements located within the Redevelopment Area is 2023.</p><p>The estimated Redevelopment Project Costs to implement the Project Improvements and Public Improvements is \$23,283,520, which includes approximately \$259,303 of construction financing interest costs. The Redeveloper, through a combination of equity, the proceeds from the sale of new market tax credits, conventional debt will finance \$12,141,844, as evidenced by the commitment of financing, attached as <u>Exhibit 13</u> to the Plan. The remaining estimated Redevelopment Project Costs will be funded with (1)</p></div>	<table><tr><td>Sponsor</td><td>Tax Increment Financing Commission</td></tr><tr><td>Programs, Departments, or Groups Affected</td><td></td></tr><tr><td>Applicants / Proponents</td><td><div>Applicant</div><div>Tax Increment Financing Commission</div><div>City Department</div><div>Other</div><div>Basis of opposition</div></td></tr><tr><td>Staff (TIF Staff) Recommendation</td><td><div><input checked="" type="checkbox"/> For</div><div><input type="checkbox"/> Against</div><div>Reason Against</div></td></tr><tr><td>Board or Commission Recommendation</td><td><div>By Tax Increment Financing Commission</div><div><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken</div><div><input type="checkbox"/> For, with revisions or conditions (see details column for conditions)</div><div><input type="checkbox"/> Not Applicable</div></td></tr><tr><td>Council Committee Actions</td><td><div><input checked="" type="checkbox"/> Do pass</div><div><input type="checkbox"/> Do pass (as amended)</div><div><input type="checkbox"/> Committee Sub.</div><div><input type="checkbox"/> Without Recommendation</div><div><input type="checkbox"/> Hold</div><div><input type="checkbox"/> Do not pass</div></td></tr></table>	Sponsor	Tax Increment Financing Commission	Programs, Departments, or Groups Affected		Applicants / Proponents	<div>Applicant</div> <div>Tax Increment Financing Commission</div> <div>City Department</div> <div>Other</div> <div>Basis of opposition</div>	Staff (TIF Staff) Recommendation	<div><input checked="" type="checkbox"/> For</div> <div><input type="checkbox"/> Against</div> <div>Reason Against</div>	Board or Commission Recommendation	<div>By Tax Increment Financing Commission</div> <div><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken</div> <div><input type="checkbox"/> For, with revisions or conditions (see details column for conditions)</div> <div><input type="checkbox"/> Not Applicable</div>	Council Committee Actions	<div><input checked="" type="checkbox"/> Do pass</div> <div><input type="checkbox"/> Do pass (as amended)</div> <div><input type="checkbox"/> Committee Sub.</div> <div><input type="checkbox"/> Without Recommendation</div> <div><input type="checkbox"/> Hold</div> <div><input type="checkbox"/> Do not pass</div>
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approximately \$2,995,838 of Economic Activity Taxes, (2) approximately \$2,995,838 of Additional City EATs, (3) approximately \$150,000 sales tax approved by the Public Improvements Advisory Committee (PIAC), and (4) approximately \$5,000,000 in sales tax approved by the Central City Economic Development.

The Redeveloper intends to seek benefits under The Planned Industrial Law which would exempt sales taxes on construction materials, along with exemptions on personal and real property taxes within Redevelopment Area. The requested PIEA benefits provide for 100% real property tax abatement for twenty-five (25) years on property located within the Redevelopment Area. No Payments in Lieu of Taxes are anticipated to be utilized to pay for any Reimbursable Project Costs.

Statutory Findings: The Commission found that the Overlook Tax Increment Financing Plan meets each of the required statutory findings identified by the TIF Act. Specifically:

Blighted Area: The Redevelopment Area qualifies as a Blighted Area;

But-For Analysis: The but for analysis concluded the Project Improvments contemplated by the Plan meet the "But-For Test;"

General Land Use: The Redevelopment Plan Area is zoned appropriately for the use;

Cost Benefit Analysis: a cost-benefit analysis showing the economic impact of the Redevelopment Plan on each taxing district has been prepared in accordance with the Act. The analysis provides sufficient information for the Commission and the City to evaluate whether this Plan is financially feasible.

City's Comprehensive Plan: The Redevelopment Plan conforms to the Swope Area Plan and the City's FOCUS Plan;

Relocation Assistance: Relocation assistance is available under the Redevelopment Plan if needed;

Enterprise Zone: The Redevelopment Plan will follow Sectopm 135.215. RSMo.;

Provision of Public Facilities: The Redeveloper will provide all necessary public facilities and utilities to serve the Redevelopmetn Area;

Redevelopment Schedule: The Redevelopment Plan provides that the estimated date of completion of any redevelopment project described by the Plan and retirement of obligations incurred to finance redevelopment project costs identified by the Plan shall not occur later than twenty-three (23) years after such redevelopment project is approved by ordinance.

Eminent Domain: The Redevelopment Plan 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.

Benefit: The areas selected for Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements.

Gambling Establishment: The Redevelopment Plan does not include development or redevelopment of any gambling establishment;

Date to Adopt Redevelopment Project: The Redevelopment Plan does not provide for the adoption of an Ordinance approving any Redevelopment Project later than ten (10) years from the adoption of the Plan.

This ordinance would authorize execution of a tax contribution and reimbursement agreement which would authorize the City to make available additional city revenues in the amount of \$2,995,838 generated by the project for reimbursement of certified project costs.

Policy/Program Impact

Policy or Program Change	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	Not Applicable

Finances

Cost & Revenue Projections -- Including Indirect Costs	see attached analysis
Financial Impact	
Fund Source (s) and Appropriation Account Codes	
Is this Ordinance or Resolution Good for the Children?	Yes.

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Applicable Dates:
TIF Commission recommended approval of the Overlook TIF Plan on October 19, 2020.

Fact Sheet Prepared by:
Heather A. Brown, Executive Director, Tax Increment Financing Commission

Reviewed by:

Reference Numbers