

GENERAL

Resolution Fact Sheet

Ordinance No **200658**

Brief Title	Approval Deadline	Reason
Pioneer Plaza TIF - Project 1		

Details	Positions/Recommendations														
<p>Specific Address</p> <p>The Redevelopment Area described by the Plan and Redevelopment Projects is generally bound by Drury Avenue on the west, Bannister Road on the north, Hillcrest Road on the east and E. 96th Place on the south (the "Redevelopment Area") in Kansas City, Jackson County, Missouri.</p> <p>Reason For Legislation At its July 14, 2020, meeting, the Tax Increment Financing Commission recommended approval of the Pioneer Plaza TIF Plan.</p> <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.)</p> <p>Plan Description: The Redevelopment Plan contemplates (i) the acquisition and partial demolition of an existing vacant retail building; (ii) the construction of an approximately 48,500 square-foot full-service grocery store, including a pharmacy; (iii) the construction of approximately 32,500 square feet of</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Sponsor</td> <td>Tax Increment Financing Commission</td> </tr> <tr> <td>Programs, Departments, or Groups Affected</td> <td>City-wide Council District: Other Districts:</td> </tr> <tr> <td>Applicants / Proponents</td> <td>Applicant: Tax Increment Financing Commission City Department: City Planning & Development Other: Hickman Mills School District</td> </tr> <tr> <td>Opponents</td> <td>Groups or Individuals None known Basis of opposition</td> </tr> <tr> <td>Staff Recommendation</td> <td><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against</td> </tr> <tr> <td>Board or Commission Recommendation</td> <td>By Tax Increment Financing Com. Resolution <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)</td> </tr> <tr> <td>Council Committee Actions</td> <td><input checked="" type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</td> </tr> </table>	Sponsor	Tax Increment Financing Commission	Programs, Departments, or Groups Affected	City-wide Council District: Other Districts:	Applicants / Proponents	Applicant: Tax Increment Financing Commission City Department: City Planning & Development Other: Hickman Mills School District	Opponents	Groups or Individuals None known Basis of opposition	Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against	Board or Commission Recommendation	By Tax Increment Financing Com. Resolution <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)	Council Committee Actions	<input checked="" type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass
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<p>retail and office space; (iv) development of a fast food pad site; (v) up to 16,000 square feet of outdoor storage units; (vi) other necessary site improvements, including the construction of a new surface parking lot that will include new lighting, signage and repair of any concrete or asphalt (collectively, the "Project Improvements"). The Plan further provides for the construction or reconstruction of such other public infrastructure improvements, which may consist of streetscape, signage, signaling, sidewalks and curbs and such other related public infrastructure improvements that support and enhance the Project Improvements (collectively, the "Public Improvements"). Project 1 consists of the full service grocery store.</p> <p>Passage of this ordinance will trigger tax increment financing for Project 1.</p>															

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Recommendation:	The Commission recommends approval of Project 1. {File: EDCKC\60\HUN\PARDCORR\540\00112558.XLS /}
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Other Findings:

Policy/Program Impact

Policy or Program Change	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	

Finances

Cost & Revenue Projections -- Including Indirect Costs	
Financial Impact	
Fund Source (s) and Appropriation Account Codes	
Is this Ordinance or Resolution Good for the Children?	Yes. Proposed project will lead to the construction of a grocery store in a food desert as well as provide other services to the surrounding neighborhood.

Applicable Dates:

Approved by TIF Commission on July 14, 2020 by Resolution 18-20

Fact Sheet Prepared by:

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

Reviewed by:

Reference Numbers