

GENERAL

Ordinance Fact Sheet

160416

Ordinance Number

Brief Title

Approval Deadline

Reason

KCI Corridor TIF Plan

SIXTEENTH AMENDMENT

Details

Specific Address

The Redevelopment Area includes an area generally bound by Tiffany Springs Parkway and NE 108th Street on the North, HWY 152 and Barry Road on the South, Interstate 29 on the West, and Platte Purchase Drive on the East in Kansas City, Platte County, Missouri

Reason For Legislation

The Sixteenth Amendment revises the Redevelopment Plan in a manner which allows for implementation of the adjacent Platte Purchase Redevelopment District.

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.)

The Plan was approved by the City Council's passage of Ordinance No. 990256. The Plan was subsequently amended by the City Council's passage of Ordinance No. 040618 (the "First Amendment"), Ordinance No. 040619 (the "Second Amendment"), Ordinance No. 040620 (the "Third Amendment"), Ordinance No. 040621 (the "Fourth Amendment"), Ordinance No. 050107 ("Fifth Amendment"), Ordinance No. 060326 (the "Sixth Amendment"), Ordinance No. 080211 (the "Seventh Amendment"), Ordinance Nos. 090260 and 100497 (the "Eighth Amendment"), Ordinance No. 101007 (the "Ninth Amendment") and Ordinance No. 110603 (the "Tenth Amendment"), Ordinance No. 120485 (the "Eleventh Amendment"), Ordinance No. 120618 (the "Twelfth Amendment"), Ordinance No. 130108 (the "Thirteenth Amendment") Ordinance No. 140092 (the "Fourteenth Amendment"), and Orincance No. 140907 (the "Fifteenth Amendment").

The Sixteenth Amendment, if approved, provides (a) for a modification to the description of the Redevelopment Area and (b) for the elimination of all improvements contemplated by or funded with tax increment financing generated by Redevelopment Project Area 21.

Positions/Recommendations

Sponsor	CM Dan Fowler
Programs, Departments, or Groups Affected	City Planning & Development
Applicants / Proponents	<div>Applicant</div> <div>Tax Increment Financing Commission</div> <div>City Department</div> <div>Other</div>
Opponents	<div>Groups or Individuals</div> <div>None Known</div> <div>Basis of opposition</div>
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</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 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>

(Continued on reverse side)

Details

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	
Financial Impact	None
Fund Source (s) and Appropriation Account Codes	
Is this Ordinance or Resolution Good for the Children?	Yes. The KCI Corridor TIF Plan stimulates infrastructure development that creates jobs that ultimately impact our children.

Statutory Findings:

It is Staff's recommendation that the 16th Amendment does not alter the previous required statutory findings made by the Commission and the City. Specifically,

Economic Development Area: The 16th Amendment does not alter the Commission's and City's 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 without the adoption of tax increment financing. This amendment would not change these findings.

Finding the Area Conforms to the City's Comprehensive Plan:

The changes contemplated by the 16th Amendment are of a nature that they do not alter the TIF Commission's and City's previous finding that the KCI Corridor TIF Plan conforms with the City's FOCUS Plan and the applicable Area Plan.

Redevelopment Schedule: The 16th Amendment does not alter the Commission's and City's finding 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.

Relocation Plan: The changes contemplated by the 16th Amendment are of a nature that they do not alter the previous relocation assistance plan that is a part of the KCI Corridor TIF Plan. The 16th Amendment does not contemplate the relocation of any businesses or residents.

Gambling Establishment: The 16th Amendment does not include development or redevelopment of any gambling establishment.

Acquisition by Eminent Domain: The 16th 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 16th 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.

Recommendation: TIFC recommends approval of this ordinance.

Applicable Dates:

The Sixteenth Amendment was recommended for approval by the TIF Commission on May 11, 2016 by Resolution No. **5-3-16**.

Fact Sheet Prepared by:

Dan Moye, Development Services Specialist, EDC

Reviewed by:

Reference Numbers