

**KCI Corridor TIF Plan: Public hearing to consider the 16<sup>th</sup> Amendment to the KCI Corridor TIF Plan and the termination of the designation of Redevelopment Project Area 21. (Dan Moye)**

**Purpose:** The purpose of this hearing is for the TIF Commission to consider recommending to the City Council of Kansas City, Missouri (the “City Council”) approval of the 16<sup>th</sup> Amendment of the KCI Corridor TIF Plan (“the Plan”) and the termination of Redevelopment Project Area 21 described therein.

The Plan as approved by Ordinance No. 990256 and subsequently amended by Ordinance No. 040618 (referred to herein as the “First Amendment”), Ordinance No. 040619 (referred to herein as the “Second Amendment”), Ordinance No. 040620 (referred to herein as the “Third Amendment”), Ordinance No. 040621 (referred to herein as the “Fourth Amendment”), Ordinance No. 050107 (referred to herein as the “Fifth Amendment”), Ordinance No. 060326 (referred to herein as the “Sixth Amendment”), Ordinance No. 080211 (referred to herein as the “Seventh Amendment”, Ordinance Nos. 090260 and 100497 (referred to herein as the “Eighth Amendment”), Ordinance No. 101007 (referred to herein as the “Ninth Amendment”) and Ordinance No. 110603 (referred to herein as the “Tenth Amendment”), Ordinance No. 120485 (referred to herein as the “Eleventh Amendment”), Ordinance No. 120618 (referred to herein as the “Twelfth Amendment”), Ordinance No. 130108 (referred to herein as the “Thirteenth Amendment”), Ordinance No. 140092 (referred to herein as the “Fourteenth Amendment”), and Ordinance No. 140907 (referred to herein as the “Fifteenth Amendment”).

Redevelopment Project Area 21 was approved by Committee Substitute for Ordinance No. 110604.

**Redevelopment Plan Area:** The Redevelopment Area includes an area generally bound by Tiffany Springs Parkway and NE 108<sup>th</sup> 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.

**Notices:** Notices regarding the public hearing were sent to all affected taxing jurisdictions by certified mail on March 25, 2016. Staff published notice in a newspaper of general circulation within the area for the proposed development, including publication in The Kansas City Star on April 22, 2016 and May 4, 2016.

Staff prepared and delivered notices by certified mail regarding the public hearing on April 29, 2016 to the person or persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land located within the

redevelopment project or plan area, which shall be subject to payments in lieu of taxes and economic activity taxes.

### **Modifications Proposed by the 16th Amendment to the Plan**

Modifications to the TIF Plan Boundary. The 16th Amendment 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.

The intent of the Plan remains unchanged other than those changes specifically mentioned herein.

**Statutory Findings:** It is Staff's recommendation that the 16<sup>th</sup> 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 16<sup>th</sup> 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 16<sup>th</sup> 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 16<sup>th</sup> 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 16<sup>th</sup> Amendment does not contemplate the relocation of any businesses or residents.
- **Gambling Establishment:** The 16<sup>th</sup> Amendment does not include development or redevelopment of any gambling establishment.

- **Acquisition by Eminent Domain:** The 16<sup>th</sup> 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 16<sup>th</sup> 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.