



## **Agenda**

### **Neighborhood Planning and Development Committee**

Lee Barnes Jr., Chair  
Andrea Bough, Vice Chair  
Dan Fowler  
Brandon Ellington  
Teresa Loar

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**Wednesday, October 20, 2021**

**1:30 PM**

**26th Floor, Council Chamber**

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#### **PUBLIC OBSERVANCE OF MEETINGS**

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:

<https://us02web.zoom.us/j/84530222968>

#### **Beginning of Consent(s)**

**210916**

Repealing Committee Substitute for Ordinance No. 201029 that approved the plat of Wornall Village; enacting a new ordinance that approves the plat of The Edison at Wornall Village, an addition in Jackson County, Missouri, generally located at the southeast corner of I-435 and Wornall Road; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and authorizing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2020-00003)

**Attachments:** [Repeal and Replace Fact Sheet](#)

[210917](#) Approving the plat of Hunters Glen West First Plat, an addition in Clay County, Missouri, on approximately 20.38 acres generally located 150 feet north of the intersection of N.E. 116th Street and N. Stark Avenue, creating 31 lots and 4 tracts for the purpose of creating a 31 lot single family subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents.  
(CLD-FnPlat-2020-00001)

**Attachments:** [2020-00001 Ordinance Fact Sheet](#)

[210918](#) Approving the plat of Carondelet Three Lot Three Replat, an addition in Jackson County, Missouri, on approximately 4.323 acres generally located at south of Interstate 435 at the northeast corner of Carondelet Drive and State Line Road, creating 2 lots for the purpose of creating a two lot commercial subdivision; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents.  
(CLD-FnPlat-2021-00042)

**Attachments:** [2021-00042 Ordinance Fact Sheet](#)

End of Consent(s)

**Bough and Robinson**

[210919](#) RESOLUTION - Adopting an AdvanceKC Purpose and Values Statement and directing the Advance KC 2.0 Standing Committee to evaluate the tiering of incentives, use of an equity scorecard, and a housing continuum.

**Attachments:** [No Fact Sheet - Resolution](#)

**Bough and Robinson**

[210920](#) Enacting an updated Economic Development and Incentives Policy, replacing the policy enacted by Committee Substitute for Ordinance No. 140031, As Amended.

**Attachments:** [No Fact Sheet](#)

[210933](#) Approving and designating Redevelopment Project Area 6 of the Metro North Crossing Tax Increment Financing Plan and authorizing tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

**Attachments:** [Fact sheet Project6](#)

[210934](#) Approving and designating Redevelopment Project Area 7 of the Metro North Crossing Tax Increment Financing Plan and authorizing tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

**Attachments:** [Fact sheet](#)

[210935](#) Accepting the recommendations of the Tax Increment Financing Commission as to the Third Amendment to the Metro North Crossing Tax Increment Financing Plan and approving the Third Amendment to the Metro North Crossing Tax Increment Financing Plan.

**Attachments:** [Fact sheet](#)

[210936](#) Declaring the Santa Fe Area Council neighborhood to be a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Land Clearance for Redevelopment Authority Law; and approving the Urban Renewal Plan for the same, said plan to be known as the Santa Fe Area Council Urban Renewal Plan. (CD-CPC-2021-00148)

**Attachments:** [Santa Fe Area Council URP - Ordinance Fact Sheet](#)

[210938](#) Estimating and appropriating \$1,720,963.00 in the Community Development Block Grant Fund; estimating and appropriating \$3,735,922.00 in the HOME Investment Fund; and authorizing the Housing and Community Development Department to execute contracts.

**Attachments:** [Fact Sheet - 1093](#)  
[Fiscal Note TMP-1093](#)  
[Appropriation Transaction Supplemental Revenue Request](#)  
[CDBG HOME](#)

HELD IN COMMITTEE

**Bough**

[210565](#) Amending Chapter 74, Code of Ordinances, by enacting a new Article VII that establishes the City's comprehensive policy for the approval of new community improvement districts and existing community improvement districts; and repealing Second Committee Substitute for Resolution No. 120605 and Resolution No. 130844.

**Attachments:** [fact sheet](#)  
[CID Ordinance Fact Sheet - FINAL](#)

**Lucas**

- 210873** Amending Chapter 2, Code of Ordinances, by repealing Section 2-1693, "Housing trust fund" and replacing it with a new Section 2-1693 of like title, for the purpose of establishing a governing body to review Housing Trust Fund ("HTF") applications, with reporting requirements, funding allocation direction and prioritization of fund use; and requiring the application process to begin within 90 days.

**Attachments:** [No Fact Sheet](#)

- 210892** Approving an amendment to a previously approved MPD plan in District MPD on about 55 acres generally bounded by E. 51st Street and Rockhurst Road on the north, E. 54th Street and E. 55th Street on the south, The Paseo on the east, and Troost Avenue on the west to allow for future building additions. (CD-CPC-2021-00130)

**Attachments:** [CD-CPC-2021-00130 FACTSHT](#)

RE-REFERRED

- 200810** Approving the petition to establish the Health Sciences District Community Improvement District; establishing the Health Sciences District Community Improvement District generally located north of E. 25th Street, south of E. 22nd Street, and bounded by Gilham Road to the west and Troost Avenue to the east, Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development.

**Attachments:** [Final ORD FACTSHEET CID \(1\)](#)

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.

2. Closed Session

- Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
- Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
- Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
- Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
- Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
- Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
- Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.

3. Those who wish to comment on proposed ordinances can email written testimony to [public.testimony@kcmo.org](mailto:public.testimony@kcmo.org). Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at [www.kcmo.gov](http://www.kcmo.gov)
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOuBlg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: [http://kansascity.granicus.com/ViewPublisher.php?view\\_id=2](http://kansascity.granicus.com/ViewPublisher.php?view_id=2)

The City Clerk's Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver's License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.



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**File #:** 210916

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ORDINANCE NO. 210916

*Repealing Committee Substitute for Ordinance No. 201029 that approved the plat of Wornall Village; enacting a new ordinance that approves the plat of The Edison at Wornall Village, an addition in Jackson County, Missouri, generally located at the southeast corner of I-435 and Wornall Road; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and authorizing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2020-00003)*

*WHEREAS, City Council passed Committee Substitute for Ordinance No. 201029 on December 10, 2020, which, among other things, approved the plat of Wornall Village; and*

*WHEREAS, the developer of the plat subsequently discovered that a plat named Wornall Village already existed in Jackson County; and*

*WHEREAS, this ordinance would effectively change the name of the plat previously approved by Committee Substitute for Ordinance No. 201029 to The Edison at Wornall Village; NOW, THEREFORE,*

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

*Section 1. That Committee Substitute for Ordinance No. 201029 that approved the plat of Wornall Village is hereby repealed.*

*Section 2. That the plat of The Edison at Wornall Village, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.*

*Section 3. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.*

*Section 4. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.*

*Section 5. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Jackson County, Missouri.*

*Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 14, 2020.*

..end

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Approved as to form and legality:

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Eluard Alegre  
Assistant City Attorney

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

210916

Ordinance Number

**Brief Title**

Approving the plat of The Edison at Wornall Village, an addition in Kansas City, Jackson County, Missouri

<p><b>Specific Address</b> Approximately 6.26 acres generally located at the southeast corner of I-435 and Wornall Road, creating 1 lot and no tracts.</p>	<p><b>Sponsor</b></p>	<p>Jeffrey Williams, AICP, Director Department of City Planning &amp; Development</p>
<p><b>Reason for Project</b> This final plat application was initiated by KJPL Bridlespur LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 160 unit multi-family development.)</p>	<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b>  <b>Council District(s)</b> 6(JA) McManus - Bough  <b>Other districts (school, etc.)</b></p>
<p><b>Discussion</b> This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p><b>Case No. CD-CPC-2019-00114</b> approved by Resolution No. 190784 on September 26, 2019 allowed for the creation of 160 multi-family units The proposed request Choose an item. the controlling plan.</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> KJPL Bridlespur LLC  <b>City Department</b> City Planning and Development  <b>Other</b></p>
	<p><b>Opponents</b></p>	<p><b>Groups or Individuals</b> None Known  <b>Basis of Opposition</b></p>
	<p><b>Staff Recommendation</b></p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <b>Reason Against:</b></p>
	<p><b>Board or Commission Recommendation</b></p>	<p><b>By: City Plan Commission</b>  August 14, 2020  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p><b>Council Committee Actions</b></p>	<p><input 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</p>



**Details**

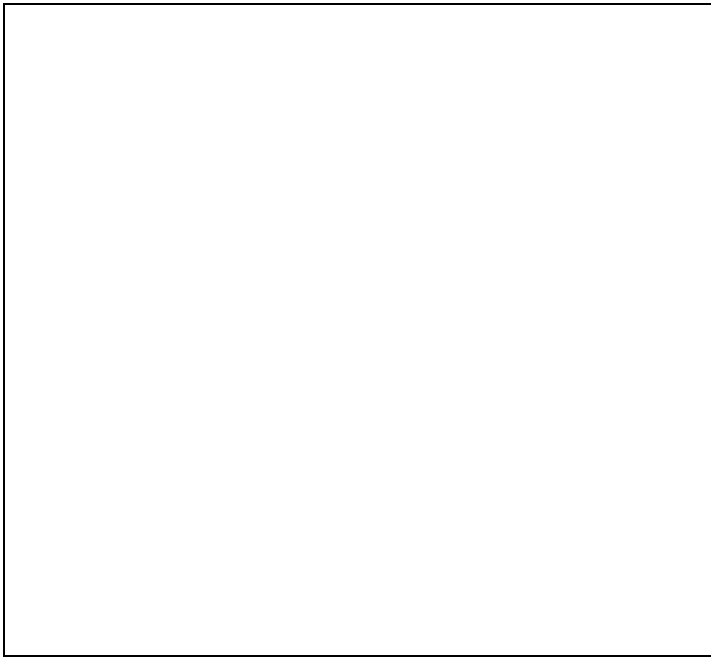
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**Policy / Program Impact**

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

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b> N/A	
<b>Financial Impact</b> N/A	
<b>Fund Source and Appropriation Account Costs</b> N/A	
<b>Is it good for the children?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



<b>How will this contribute to a sustainable Kansas City?</b>	<p>This project consists of public and private improvements for a multifamily residential development on a previously undeveloped site to create 160 multi-family units. The proposed development will significantly increase the area of impervious surfaces. The peak rate of storm water discharge and total runoff volume will be maintained after development. Water quality treatment will be provided with onsite BMP's. The development will improve the aesthetics of the site and increase the tax base for the City.</p> <p>Written by Lucas Kaspar, PE</p>
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**Project Start Date**

**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**  
Thomas Holloway

**Date:** October 5, 2021

**Reviewed by:**  
Lucas Kaspar, PE,  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:** CLD-FnPlat-2020-00003





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**File #: 210917**

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ORDINANCE NO. 210917

Approving the plat of Hunters Glen West First Plat, an addition in Clay County, Missouri, on approximately 20.38 acres generally located 150 feet north of the intersection of N.E. 116th Street and N. Stark Avenue, creating 31 lots and 4 tracts for the purpose of creating a 31 lot single family subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2020-00001)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Hunters Glen West First Plat, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention and BMP Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on September 7, 2021.

..end

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Approved as to form and legality:

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Eluard Alegre  
Assistant City Attorney

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

210917

Ordinance Number

**Brief Title**

Approving the plat of Hunters Glen West First Plat, an addition in Kansas City, Clay County, Missouri

<p><b>Specific Address</b> Approximately 20.38 acres generally located 150 feet north of the intersection of N.E. 116th Street and N. Stark Ave, creating 31 lots and 4 tracts.</p>	<p><b>Sponsor</b></p>	<p>Jeffrey Williams, AICP, Director Department of City Planning &amp; Development</p>
<p><b>Reason for Project</b> This final plat application was initiated by Robertson Properties, Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 31 lot single family subdivision.)</p>	<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b>  <b>Council District(s)</b> 1(CL) O'Neill - Hall  <b>Other districts (school, etc.)</b> Kearney 240</p>
<p><b>Discussion</b> This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p><b>CONTROLLING CASE</b> Case No. CD-CPC-2018-00171 and CD-CPC-2018-00172 approved by Ordinance No. 180912 on December 6, 2018 allowed for Rezoning and Development Plan/Preliminary Plat for the Hunter's Glen West single family subdivision. The proposed request is in substantial conformance to the controlling plan.</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> Robertson Properties, Inc.  <b>City Department</b> City Planning and Development  <b>Other</b></p>
	<p><b>Opponents</b></p>	<p><b>Groups or Individuals</b> None Known  <b>Basis of Opposition</b></p>
	<p><b>Staff Recommendation</b></p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <b>Reason Against:</b></p>
	<p><b>Board or Commission Recommendation</b></p>	<p><b>By: City Plan Commission</b>  September 7, 2021  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p><b>Council Committee Actions</b></p>	<p><input 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</p>

**Details**

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**Policy / Program Impact**

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

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b> N/A	
<b>Financial Impact</b> N/A	
<b>Fund Source and Appropriation Account Costs</b> N/A	
<b>Is it good for the children?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

	<p><b>How will this contribute to a sustainable Kansas City?</b></p>	<p>This project consists of public and private improvements for a 31 lot single-family residential development, two private open space tracts and two storm water detention tracts on approximately 25.42 acres of previously undeveloped property. These facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
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**Project Start Date**

**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**  
Thomas Holloway

**Date:** October 5, 2021

**Reviewed by:**  
Lucas Kaspar, PE,  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:** CLD-FnPlat-2020-00001









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**File #: 210918**

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ORDINANCE NO. 210918

Approving the plat of Carondelet Three Lot Three Replat, an addition in Jackson County, Missouri, on approximately 4.323 acres generally located at south of Interstate 435 at the northeast corner of Carondelet Drive and State Line Road, creating 2 lots for the purpose of creating a two lot commercial subdivision; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00042)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Carondelet Three Lot Three Replat, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 4. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Jackson County, Missouri.

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on September 21, 2021.

..end

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Approved as to form and legality:

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Eluard Alegre  
Assistant City Attorney

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

210918

Ordinance Number

**Brief Title**

Approving the plat of Carondelet Three Lot Three Replat, an addition in Kansas City, Jackson County, Missouri

<p><b>Specific Address</b> Approximately 4.323 acres generally located south of Interstate 435 and at the northeast corner of Carondelet Dr. and State Line Road, creating 2 lots.</p>	<p><b>Sponsor</b></p>	<p>Jeffrey Williams, AICP, Director Department of City Planning &amp; Development</p>
<p><b>Reason for Project</b> This final plat application was initiated by VanTrust Real Estate, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 2 lot commercial subdivision.)</p>	<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b>  <b>Council District(s)</b> 6(JA) McManus - Bough  <b>Other districts (school, etc.)</b> Center 120</p>
<p><b>Discussion</b> This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p><b>CONTROLLING CASE</b> Case No. CD-CPC-2021-00097 – On August 17, 2021 City Plan Commission approved with conditions a development plan that also acts as a preliminary plat to allow redevelopment of the site and to create two lots for financial services and office uses in District B2-2.</p> <p><b>RELEVANT CASES</b> Case No. CD-CPC-2021-00096 – On August 17, 2021 City Plan Commission approved with modifications a request to approve a rezoning without plan from B2-2) / R-0.5 to B2-4 to allow redevelopment for financial services and office uses on about 4.398 acres generally located at the northeast corner of State Line Road and Carondelet Road.</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> VanTrust Real Estate, LLC  <b>City Department</b> City Planning and Development  <b>Other</b></p>
	<p><b>Opponents</b></p>	<p><b>Groups or Individuals</b> None Known  <b>Basis of Opposition</b></p>
	<p><b>Staff Recommendation</b></p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <b>Reason Against:</b></p>
	<p><b>Board or Commission Recommendation</b></p>	<p><b>By: City Plan Commission</b> September 21, 2021  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p><b>Council Committee Actions</b></p>	<p><input 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</p>

**Details**

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**Policy / Program Impact**

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

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b> N/A	
<b>Financial Impact</b> N/A	
<b>Fund Source and Appropriation Account Costs</b> N/A	
<b>Is it good for the children?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



<b>How will this contribute to a sustainable Kansas City?</b>	This final plat in District B2-4 (Business 2) proposes to create one commercial lot on about 5 acres generally located northeast corner of Carondelet Drive and State Line Road. The peak flow rate and total volume of storm water will be maintained at or below the existing conditions.  Written by Lucas Kaspar, PE
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**Project Start Date**

**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**  
Thomas Holloway

**Date:** October 5, 2021

**Reviewed by:**  
Lucas Kaspar, PE,  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:**







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**File #: 210919**

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RESOLUTION NO. 210919

RESOLUTION - Adopting an AdvanceKC Purpose and Values Statement and directing the Advance KC 2.0 Standing Committee to evaluate the tiering of incentives, use of an equity scorecard, and a housing continuum.

WHEREAS, the Council adopted Committee Substitute for Resolution No. 210180 Directing City Manager to convene a workgroup of community stakeholders to review the AdvanceKC Process and Scorecard and make recommendations for improvement; and

WHEREAS, the workgroup, known as the AdvanceKC 2.0 Standing Committee, has been established and has been undertaking a review of the AdvanceKC process and policies; and

WHEREAS, a values statement for economic development creates a shared set of beliefs which guides the City in its decision making, system designs, and organizational behaviors related to the utilization and application of incentive tools against which the Council can evaluate its policy decisions; and

WHEREAS, the AdvanceKC 2.0 Standing Committee, has met, and identified value statements related to the use of incentives for Council's consideration and adoption; and

WHEREAS, the AdvanceKC Purpose and Values Statement will guide and direct the City's policies, priorities, processes and its organizational culture towards the advancements of economic development in Kansas City; and

WHEREAS, the AdvanceKC 2.0 Standing Committee has identified certain policy frameworks related to tiering of incentives, an equity scorecard, and a housing continuum, which may advance the economic development policy goals of the City Council; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY

Section 1. That the City Council hereby adopts the following AdvanceKC Purpose and Values Statement and directs the City Manager to submit a copy to the AdvanceKC 2.0 Standing Committee.

2021 AdvanceKC Purpose and Values

The AdvanceKC and its associated plan, processes, and scorecard are a means by which the City Council enacts its shared values and priorities related to economic development and should therefore be implemented in a manner consistent with the following:

1. Make economic development equitable/inclusive;
2. Make economic development more effective for small scale and incremental neighborhood and community developers and development;
3. Ensure that projects eligible for incentives fulfill an adopted economic development policy goal and create desired community outcomes;
4. Ensure economic development tools are accessible to developers and businesses of all sizes without the need for legal representation;
5. Ensure that projects are evaluated based on a consistent set of criteria that is appropriate for the type of development being proposed;
6. Make the process and review of economic development applications/proposals transparent and accountable;
7. Ensure that applications and approvals are considered in a timely manner;
8. Provide relevant and reliable project information to encourage strategic investment of resources;
9. Focus incentives on projects that address economic inequities or where there is a historic lack of investment activity, which is inhibiting economic growth of the surrounding neighborhood or the City overall; and
10. Ensure that the positions of any contributing taxing districts are considered for all projects seeking incentives

Section 2. That the Council states its intention to review these statements and update if appropriate at a minimum every five years in conjunction with the City's Economic Development and Incentives Policy,

Section 3. The Council directs the City Manager to work with the AdvanceKC 2.0 Standing Committee to evaluate policies related to tiering of incentives, use of an equity scorecard, and a housing continuum, in the furtherance of these policy statements, and to provide final recommendations to the City Council by November 30, 2021.

..end

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**No Fact Sheet  
Provided for  
Resolution No.**

**210919**



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**File #: 210920**

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ORDINANCE NO. 210920

Enacting an updated Economic Development and Incentives Policy, replacing the policy enacted by Committee Substitute for Ordinance No. 140031, As Amended.

WHEREAS, on October 25, 2012, the City Council adopted Committee Substitute for Resolution No. 120836 expressing its support for the AdvanceKC Strategic Plan and the related underlying planning process; and

WHEREAS, the City Council then passed Ordinance No. 120966 adopting the AdvanceKC Strategic Plan as the Economic Development Strategic Plan for the City of Kansas City and directing the City Manager to proceed with supporting the planning and development of the implementation phase of the project; and

WHEREAS, the implementation phase began with the April 11, 2013, adoption of Committee Substitute for Resolution No. 130274 which provided a single point of entry for development projects through the Economic Development Corporation of Kansas City Missouri ( the “EDC”); and

WHEREAS, the process continued on February 20, 2014, when the Council passed Committee Substitute for Ordinance No. 140031, which adopts the Economic Development and Incentives Policy; and

WHEREAS, a sound economic development and incentive policy must identify objectives supported by the City Council, which evolve and adapt over time, to provide clarity to developers and businesses seeking incentives, stakeholders impacted by economic development policy decisions, and policy guidance to staff responsible for advancing economic development projects; and

WHEREAS, the Council wishes to update the City Economic Development and Incentives Policy enacted by Committee Substitute for Ordinance No. 140031; NOW, THEREFORE:

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That the Economic Development and Incentives Policy attached hereto as Exhibit A is hereby adopted, replacing the Economic Development and Incentives Policy previously enacted by Committee Substitute for Ordinance No. 140031, As Amended.

Section 2. That the Council states that the policy enacted herein is an expression of intent of the City Council regarding the use of economic incentives and is not to be construed as granting any rights or expectations to any developer, agency, taxing jurisdiction, or citizen with regard to any particular project or process. Within the bounds of applicable law, the Council retains its full authority to use its best reasonable discretion in considering applications for public economic incentives.

Section 3. That the Council states its intension to review and, if appropriate, update, its Economic Development and Incentives Policy at least every five years.

..end

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Approved as to form and legality:

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Emalea Black  
Associate City Attorney

**No Fact Sheet  
Provided for  
Ordinance No.**

**210920**



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**File #: 210933**

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ORDINANCE NO. 210933

Approving and designating Redevelopment Project Area 6 of the Metro North Crossing Tax Increment Financing Plan and authorizing tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), the City Council of Kansas City, Missouri (the “Council”) by Ordinance No. 54556 passed on November 24, 1982, and thereafter repealed and amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015 (the “Authorizing Ordinances”) created the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”); and

WHEREAS, on December 10, 2015, the Council passed Ordinance No. 151011, which accepted the recommendations of the Commission as to the Metro North Crossing Tax Increment Financing Plan (the “Redevelopment Plan” or “Plan”), approved the Redevelopment Plan as a comprehensive effort intended to reduce or eliminate blight and enhance the tax base within the Redevelopment Area described by the Plan (“Redevelopment Area”) through the implementation of certain improvements (the “Project Improvements”) within redevelopment projects described by the Plan (“Redevelopment Projects”); and

WHEREAS, the Plan has been amended three times; and

WHEREAS, the Third Amendment to the Plan provides for (a) modifications to the description of Redevelopment Project Area 5, as described by the Plan, (b) the inclusion of Redevelopment Projects 6 and 7 and Redevelopment Project Areas 6 and 7, (c) modifications to the general description of the Project Improvements described by the Plan, (d) modifications to the Budget of Redevelopment Project Costs described by the Plan, (e) modifications to the Sources of Funds described by the Plan, (f) modifications to the Site Map attached to the Plan, and (g) modifications to the development schedule attached to the Plan; and; and

WHEREAS, after all proper notices were given, the Commission, which has been duly constituted, convened a public hearing on September 24, 2021 to consider approval of the Third Amendment and approval and designation of Redevelopment Project Area 6 and, after receiving comments from all interested persons and taxing districts with respect to the designation of Redevelopment Project Area 6, the Commission closed the public hearing and passed Resolution

No. 9-22-21, which includes a recommendation for the Council to approve the designation of Redevelopment Project Area 6; NOW THEREFORE

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That all terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Section 2. That the area selected for Redevelopment Project 6 legally described as follows:

All that certain real property, situate in Kansas City, Clay County, Missouri, described as follows:

**TIF PROJECT 6 DESCRIPTION**

All of Lot 8 and part of Lot 7, Metro North Crossing First Plat, a subdivision of land in the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri recorded as Instrument Number 2020005277 in Book I at Page 93.1 in Clay County Recorder of Deeds Office being bounded and described by or under the direct supervision of Jeffrey P. Means, P.L.S. 2000147866, as TIF Area 6 as follows: Commencing at the Southeast corner of said Northeast Quarter; thence North 89°29'04" West, on the South line of said Northeast Quarter, 671.72 feet; thence leaving said South line, North 00°30'56" East, 70.00 feet to a point on the Existing Northerly right-of-way line of NW Barry Road, as established by Warranty Deed recorded as Instrument Number P49934 in Book 3005 at Page 291 in said Clay County Recorder of Deeds Office, also being a point on the West line of Tract 7, Metro North, a subdivision of land in said Kansas City Recorded as Instrument Number D17990 in Book 16 at Pages 44-47 in said Clay County Recorder of Deeds Office, also being the Southeast corner of said Lot 8, also being the Point of Beginning of the tract of land to be herein described; thence leaving said West line, North 89°29'04" West, 70.00 feet Northerly and parallel to said South line of said Northeast Quarter, along said Existing Northerly right-of-way line and Existing Northerly right-of-way line of said NW Barry road established by Deed of Dedication recorded as Instrument Number D16607 in Book 1192 at Page 636 in said Clay County Recorder of Deeds Office, also being the South line of said Lot 8, a distance of 589.90 feet to the Southwest corner of said Lot 8, also being the intersection of said Existing Northerly right-of-way line of said Deed of Dedication and Existing Easterly right-of-way line of U.S. Highway 169, as now established; thence leaving said Existing Northerly right-of-way line, North 05°38'11" West, along said Existing Easterly right-of-way line and Westerly line of said Lot 8, a distance of 271.56 feet to the Northwest corner of said Lot 8, also being the Southwest corner of said Lot 7; thence continuing North 05°38'11" West along said Existing Easterly right-of-way line and Westerly line of said Lot 7, a distance of, 188.59 feet to the Northwest corner of said Lot 7,



also being the Southwest corner of Lot 6 of said Metro North Crossing First Plat, also being 527.50 feet North of said South line of said Northeast Quarter; thence leaving said Existing Easterly right-of-way line, South 89°29'04" East, 527.50 feet Northerly and parallel to said South line of said Northeast Quarter, along the North line of said Lot 7, also being the South line of said Lot 6, a distance of 59.90 feet; thence leaving said North and South lines, South 41°36'30" East, 252.80 feet to a point on the South line of said Lot 7, also being the North line of said Lot 8, also being 340.00 feet Northerly and parallel to said South line of said Northeast Quarter; thence South 89°29'04" East, 340.00 feet Northerly and parallel to said South line of said Northeast Quarter, along said North and South line, 409.75 feet to the Northeast corner of said Lot 8, also being the Southeast corner of said Lot 7, also being the Northwest corner of said Tract 7, also being the Southwest corner of Lot 9 of said Metro North Crossing First Plat; thence South 00°30'56" West, along said West line of said Tract 7, also being the East line of said Lot 8, a distance of 270.00 feet to the Point of Beginning. Containing 188,435 square feet or 4.33 acres, more or less.

is approved and designated as the Metro North Crossing Tax Increment Financing Plan Redevelopment Project Area 6 (Project Area 6).

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above-described area selected for Project Area 6. After the total equalized assessed valuation of the taxable real property in Project Area 6 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 6, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 each year after the effective date of the ordinance until redevelopment costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area 6 shall be allocated to and, when collected, shall be paid by the Jackson County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Subject to Section 99.845.1(3) and (15), payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project Area 6 over and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 6 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payment in lieu of taxes into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days

of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month. If the voters in a taxing district vote to approve an increase in such taxing district's levy rate for ad valorem tax on real property, any additional revenues generated within an existing redevelopment project area that are directly attributable to the newly voter-approved incremental increase in such taxing district's levy rate shall not be considered payments in lieu of taxes subject to deposit into a special allocation fund without the consent of such taxing district. Revenues will be considered directly attributable to the newly voter-approved incremental increase to the extent that they are generated from the difference between the taxing district's actual levy rate currently imposed and the maximum voter-approved levy rate at the time that the redevelopment project was adopted.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Project Area 6 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the adoption of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. If the voters in a taxing district vote to approve an increase in such taxing district's sales tax or use tax, other than the renewal of an expiring sales or use tax, any additional revenues generated within an existing redevelopment project area that are directly attributable to the newly voter-approved incremental increase in such taxing district's levy rate shall not be considered economic activity taxes subject to deposit into a special allocation fund without the consent of such taxing district.

Section 5. That the City Clerk shall send a copy of this ordinance to the County Clerk, County Assessor and County Executive of Clay County, Missouri.

..end

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Approved as to form and legality:

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Katherine Chandler  
Assistant City Attorney

# GENERAL

210933

## Ordinance Fact Sheet

Ordinance Number

<b>Brief Title</b> Metro North Crossing TIF Project 6	<b>Approval Deadline</b>	<b>Reason</b>
-------------------------------------------------------------	--------------------------	---------------

Details	Positions/Recommendations														
<p><b>Specific Address</b></p> <p>Redevelopment Area 6 of the Metro North Crossing TIF Plan is generally located between US 169 Highway and Wyandotte north of Barry Road in Kansas City, Clay County, Missouri.</p> <p><b>Reason For Legislation</b></p> <p>To adopt Tax Increment Financing for Project 6</p>	<table border="1" style="width: 100%;"> <tr> <td style="width: 30%;"><b>Sponsor</b></td> <td></td> </tr> <tr> <td><b>Programs, Departments, or Groups Affected</b></td> <td></td> </tr> <tr> <td><b>Applicants / Proponents</b></td> <td> <p><b>Applicant</b> Tax Increment Financing Commission</p> <p><b>City Department</b></p> <p><b>Other</b></p> </td> </tr> <tr> <td><b>Opponents</b></td> <td> <p><b>Groups or Individuals</b></p> <p><b>Basis of opposition</b></p> </td> </tr> <tr> <td><b>Staff Recommendation</b></td> <td> <p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p><b>Reason Against</b></p> </td> </tr> <tr> <td><b>Board or Commission Recommendation</b></td> <td> <p>By Tax Increment Financing Com. Resolution</p> <p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken</p> <p><input type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p> </td> </tr> <tr> <td><b>Council Committee Actions</b></td> <td> <p><input type="checkbox"/> Do pass</p> <p><input type="checkbox"/> Do pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p> <p><input type="checkbox"/> Do not pass</p> </td> </tr> </table>	<b>Sponsor</b>		<b>Programs, Departments, or Groups Affected</b>		<b>Applicants / Proponents</b>	<p><b>Applicant</b> Tax Increment Financing Commission</p> <p><b>City Department</b></p> <p><b>Other</b></p>	<b>Opponents</b>	<p><b>Groups or Individuals</b></p> <p><b>Basis of opposition</b></p>	<b>Staff Recommendation</b>	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p><b>Reason Against</b></p>	<b>Board or Commission Recommendation</b>	<p>By Tax Increment Financing Com. Resolution</p> <p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken</p> <p><input type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>	<b>Council Committee Actions</b>	<p><input type="checkbox"/> Do pass</p> <p><input type="checkbox"/> Do pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p> <p><input type="checkbox"/> Do not pass</p>
<b>Sponsor</b>															
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<b>Applicants / Proponents</b>	<p><b>Applicant</b> Tax Increment Financing Commission</p> <p><b>City Department</b></p> <p><b>Other</b></p>														
<b>Opponents</b>	<p><b>Groups or Individuals</b></p> <p><b>Basis of opposition</b></p>														
<b>Staff Recommendation</b>	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p><b>Reason Against</b></p>														
<b>Board or Commission Recommendation</b>	<p>By Tax Increment Financing Com. Resolution</p> <p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken</p> <p><input type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>														
<b>Council Committee Actions</b>	<p><input type="checkbox"/> Do pass</p> <p><input type="checkbox"/> Do pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p> <p><input type="checkbox"/> Do not pass</p>														
<p><b>Discussion</b> (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>The Metro North Crossing TIF Plan was approved by the City Council of Kansas City, Missouri by Ordinance No. 151011 on December 10, 2015, and has been amended twice.</p> <p>The Plan provides for the partial demolition of the existing Metro North Mall (which is complete) and, in its place, the development of a substantially-sized courtyard/gathering area for community events, retail space, office space, 249 units of multi-family residential housing, a 100-room limited services hotel and approximately 4,450 parking spaces (the "Project Improvements") and 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 (the "Public Improvements").</p>															

(Continued on reverse side)

**Details**

**Estimated Date of Completion:** Spring 2023

Drive thru Restaurants	7,750 s.f.
Office/Bank	<u>3,000 s.f.</u>
	10,750 s.f.

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**Policy/Program Impact**

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

**Finances**

<b>Cost &amp; Revenue Projections -- Including Indirect Costs</b>	
<b>Financial Impact</b>	
<b>Fund Source (s) and Appropriation Account Codes</b>	Funding Sources will be Private investment, TIF and other sources to be identified.
<b>Is this Ordinance or Resolution Good for the Children?</b>	Yes. Proposed project will lead to the creation of new jobs and improvement of the quality of life in the City of Kansas City.

**Applicable Dates:**

**Fact Sheet Prepared by:**

David Leader, Development Services Specialist, EDCKC

**Reviewed by:**

**Reference Numbers**



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**File #: 210934**

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ORDINANCE NO. 210934

Approving and designating Redevelopment Project Area 7 of the Metro North Crossing Tax Increment Financing Plan and authorizing tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), the City Council of Kansas City, Missouri (the “Council”) by Ordinance No. 54556 passed on November 24, 1982, and thereafter repealed and amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015 (the “Authorizing Ordinances”) created the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”); and

WHEREAS, on December 10, 2015, the Council passed Ordinance No. 151011, which accepted the recommendations of the Commission as to the Metro North Crossing Tax Increment Financing Plan (the “Redevelopment Plan” or “Plan”), approved the Redevelopment Plan as a comprehensive effort intended to reduce or eliminate blight and enhance the tax base within the Redevelopment Area described by the Plan (“Redevelopment Area”) through the implementation of certain improvements (the “Project Improvements”) within redevelopment projects described by the Plan (“Redevelopment Projects”); and

WHEREAS, the Plan has been amended three times; and

WHEREAS, the Third Amendment to the Plan provides for (a) modifications to the description of Redevelopment Project Area 5, as described by the Plan, (b) the inclusion of Redevelopment Projects 6 and 7 and Redevelopment Project Areas 6 and 7, (c) modifications to the general description of the Project Improvements described by the Plan, (d) modifications to the Budget of Redevelopment Project Costs described by the Plan, (e) modifications to the Sources of Funds described by the Plan, (f) modifications to the Site Map attached to the Plan, and (g) modifications to the development schedule attached to the Plan; and

WHEREAS, after all proper notices were given, the Commission, which has been duly constituted, convened a public hearing on September 24, 2021 to consider approval of the Third Amendment and approval and designation of Redevelopment Project Area 7 and, after receiving comments from all interested persons and taxing districts with respect to the designation of Redevelopment Project Area 7, the Commission closed the public hearing and passed Resolution

No. 9-23-21, which includes a recommendation for the Council to approve the designation of Redevelopment Project Area 7; NOW THEREFORE

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That all terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Section 2. That the area selected for Redevelopment Project 7 legally described as follows:

All that certain real property, situate in Kansas City, Clay County, Missouri, described as follows:

**TIF AREA 7 DESCRIPTION**

Part of Tract 7, METRO NORTH, recorded as Instrument Number D17990 in Book 16 at Pages 44-47 and all of Lot 13, Metro North Crossing First Plat, recorded as Instrument Number 2020005277 in Book I at Page 93.1 both subdivisions of land in the Northeast Quarter of Section 10, and Northwest Quarter of Section 11, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri recorded in the Clay County Recorder of Deeds Office being bounded and described by or under the direct supervision Jeffrey P. Means, P.L.S. 2000147866, as TIF Area 7 as follows: Commencing at the Southeast corner of said Northeast Quarter, also being the Southwest corner of said Northwest; thence South 89°45'44" East, on the South line of said Northwest Quarter, 195.01 feet; thence leaving said South line, North 00°14'16" East, 50.02 feet to the Southeast corner of said Tract 7, also being the Southwest corner of NW. Barry Road, as established by said Metro North Crossing First Plat, also being the Point of Beginning of the tract of land to be herein described; thence North 89°46'07" West, along the Existing Northerly right-of-way line of said NW Barry Road as Established by the Deed of Dedication recorded as Instrument Number D16607 in Book 1192 at Page 636 in said Clay County Recorder of Deeds Office and the Southerly line of said Tract 7, a distance of 88.62 feet; thence leaving said Existing Northerly right-of-way line, North 00°41'09" East, along said Southerly line, 163.70 feet; thence leaving said Southerly line, North 00°29'43" East, 22.19 feet; thence South 89°49'14" East, 26.45 feet; thence North 00°31'43" East, 103.43 feet to a point on the North line of said Tract 7, also being the Southeast corner of Lot 11 and Southwest corner of the Southeast portion of Lot 5 of said Metro North Crossing First Plat; thence South 89°29'04" East, along said North line, also being the South line of said Lot 5 and also being the South line of Lot 12 of said Metro North Crossing First Plat, a distance of 61.66 feet to the Northeast corner of said Tract 7, also being the Northwest corner of said Lot 13; thence South 89°29'04" East along the North line of said Lot 13 and said South line of said Lot 12, a distance of 294.75 feet to the Northeast corner of said Lot 13, also being a point on the Existing Westerly

right-of-way line of N. Wyandotte Avenue, as established by said Metro North; thence Southerly along said Existing Westerly right-of-way line, and Easterly line of said Lot 13, along a curve to the left having an initial tangent bearing of South 25°47'40" West with a radius of 274.08 feet, a central angle of 25°16'44" and an arc distance of 120.92 feet; thence South 00°30'56" West, along said Existing Westerly right-of-way line and said Easterly line, 145.79 feet to the Southeast corner of said Lot 13, also being a point on said Existing Northerly right-of-way line of NW Barry Road, as established by said Metro North Crossing First Plat; thence leaving said Existing Westerly right-of-way line, Southwesterly along said Existing Northerly right-of-way line, also being the Southerly line of said Lot 13, along a curve to the right being tangent to the last described course with a radius of 15.00 feet, a central angle of 89°43'20" and an arc distance of 23.49 feet; thence North 89°45'44" West, along said Existing Northerly right-of-way line and said Southerly line, 253.58 feet to the Southwest corner of said Lot 13, also being a point on the East line of said Tract 7; thence South 00°30'56" West, along said Existing Northerly right-of-way line, and said East line, 9.98 feet to the Point of Beginning. Containing 98,503 square feet or 2.26 acres, more or less.

is approved and designated as the Metro North Crossing Tax Increment Financing Plan Redevelopment Project Area 7 (Project Area 7).

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above-described area selected for Project Area 7. After the total equalized assessed valuation of the taxable real property in Project Area 7 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 7, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 each year after the effective date of the ordinance until redevelopment costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area 7 shall be allocated to and, when collected, shall be paid by the Jackson County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Subject to Section 99.845.1(3) and (15), payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project Area 7 over and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 7 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payment in lieu of taxes into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment

thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month. If the voters in a taxing district vote to approve an increase in such taxing district's levy rate for ad valorem tax on real property, any additional revenues generated within an existing redevelopment project area that are directly attributable to the newly voter-approved incremental increase in such taxing district's levy rate shall not be considered payments in lieu of taxes subject to deposit into a special allocation fund without the consent of such taxing district. Revenues will be considered directly attributable to the newly voter-approved incremental increase to the extent that they are generated from the difference between the taxing district's actual levy rate currently imposed and the maximum voter-approved levy rate at the time that the redevelopment project was adopted.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Project Area 7 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the adoption of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. If the voters in a taxing district vote to approve an increase in such taxing district's sales tax or use tax, other than the renewal of an expiring sales or use tax, any additional revenues generated within an existing redevelopment project area that are directly attributable to the newly voter-approved incremental increase in such taxing district's levy rate shall not be considered economic activity taxes subject to deposit into a special allocation fund without the consent of such taxing district.

Section 5. That the City Clerk shall send a copy of this ordinance to the County Clerk County Assessor and County Executive of Clay County, Missouri.

..end

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Approved as to form and legality:

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Katherine Chandler  
Assistant City Attorney



# GENERAL

**210934**

## Ordinance Fact Sheet

Ordinance Number

<b>Brief Title</b> Metro North Crossing TIF Project 7	<b>Approval Deadline</b>	<b>Reason</b>
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Details	Positions/Recommendations														
<p><b>Specific Address</b></p> <p>Redevelopment Area 7 of the Metro North Crossing TIF Plan is generally located between US 169 Highway and Wyandotte north of Barry Road in Kansas City, Clay County, Missouri.</p> <p><b>Reason For Legislation</b></p> <p>To adopt Tax Increment Financing for Project 7</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><b>Sponsor</b></td> <td></td> </tr> <tr> <td><b>Programs, Departments, or Groups Affected</b></td> <td></td> </tr> <tr> <td><b>Applicants / Proponents</b></td> <td> <b>Applicant</b> Tax Increment Financing Commission   <b>City Department</b>   <b>Other</b> </td> </tr> <tr> <td><b>Opponents</b></td> <td> <b>Groups or Individuals</b>   <b>Basis of opposition</b> </td> </tr> <tr> <td><b>Staff Recommendation</b></td> <td> <input checked="" type="checkbox"/> For  <input type="checkbox"/> Against  <b>Reason Against</b> </td> </tr> <tr> <td><b>Board or Commission Recommendation</b></td> <td> <b>By</b> 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><b>Council Committee Actions</b></td> <td> <input 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>	<b>Sponsor</b>		<b>Programs, Departments, or Groups Affected</b>		<b>Applicants / Proponents</b>	<b>Applicant</b> Tax Increment Financing Commission  <b>City Department</b>  <b>Other</b>	<b>Opponents</b>	<b>Groups or Individuals</b>  <b>Basis of opposition</b>	<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <b>Reason Against</b>	<b>Board or Commission Recommendation</b>	<b>By</b> 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)	<b>Council Committee Actions</b>	<input 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><b>Discussion</b> (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>The Metro North Crossing TIF Plan was approved by the City Council of Kansas City, Missouri by Ordinance No. 151011 on December 10, 2015, and has been amended twice.</p> <p>The Plan provides for the partial demolition of the existing Metro North Mall (which is complete) and, in its place, the development of a substantially-sized courtyard/gathering area for community events, retail space, office space, 249 units of multi-family residential housing, a 100-room limited services hotel and approximately 4,450 parking spaces (the "Project Improvements") and 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 (the "Public Improvements").</p>															

(Continued on reverse side)

**Details**

**Estimated Date of Completion:** Spring 2023

Retail	6,000 s.f.
Drive thru Reataurant	<u>3,000</u> s.f.
	9,000 s.f.

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**Policy/Program Impact**

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

**Finances**

<b>Cost &amp; Revenue Projections -- Including Indirect Costs</b>	
<b>Financial Impact</b>	
<b>Fund Source (s) and Appropriation Account Codes</b>	Funding Sources will be Private investment, TIF and other sources to be identified.
<b>Is this Ordinance or Resolution Good for the Children?</b>	Yes. Proposed project will lead to the creation of new jobs and improvement of the quality of life in the City of Kansas City.

**Applicable Dates:**

**Fact Sheet Prepared by:**

David Leader, Development Services Specialist, EDCKC

**Reviewed by:**

**Reference Numbers**



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**File #: 210935**

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ORDINANCE NO. 210935

Accepting the recommendations of the Tax Increment Financing Commission as to the Third Amendment to the Metro North Crossing Tax Increment Financing Plan and approving the Third Amendment to the Metro North Crossing Tax Increment Financing Plan.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended, the City Council of Kansas City, Missouri by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, As Amended, passed on August 29, 1991, Ordinance No. 100089, As Amended, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, passed on June 18, 2015, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the Metro North Crossing Tax Increment Financing Plan (the "Redevelopment Plan") was approved by the Council by passage of Ordinance No. 151011 on December 10, 2015 and has been amended two times; and

WHEREAS, the third amendment to the Redevelopment Plan ("Third Amendment") was proposed to the Commission; and

WHEREAS, after all proper notice was given, the Commission met in public hearing regarding the Third Amendment on September 24, 2021, at which time, after receiving the comments of all interested persons and taxing districts, the Commission approved a resolution recommending to the City Council the approval of the Third Amendment to the Redevelopment Plan; and

WHEREAS, the Third Amendment to the Plan provides for (a) modifications to the description of Redevelopment Project Area 5, as described by the Plan, (b) the inclusion of Redevelopment Projects 6 and 7 and Redevelopment Project Areas 6 and 7, (c) modifications to the general description of the Project Improvements described by the Plan, (d) modifications to the Budget of Redevelopment Project Costs described by the Plan, (e) modifications to the Sources of Funds described by the Plan, (f) modifications to the Site Map attached to the Plan, and (g) modifications to the development schedule attached to the Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Commission concerning the Third Amendment to the Redevelopment Plan as set forth in the resolution are hereby accepted and the Third Amendment, a copy of which is attached hereto, is hereby approved and adopted as valid and the Redevelopment Project contained therein is hereby approved and adopted.

Section 2. That all terms used in this ordinance, not otherwise defined herein, shall be construed as defined in Section 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”).

Section 3. That the Council hereby finds that:

- (a) Good cause has been shown for amendment of the Plan, and that the findings of the Council in Ordinance No. 151011 with respect to the Plan are not affected by the Third Amendment and apply equally to the Third Amendment;
- (b) The Redevelopment Area as a whole is a blighted area, evidenced by defective or inadequate street layout, unsanitary or unsafe conditions including deterioration and dilapidation of site improvements, excessive vacancies, presence of structures below minimum code standards, lack of ventilation, light or sanitary facilities.
- (b) The Redevelopment Area 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 the Redevelopment Plan;
- (c) The Redevelopment Plan conforms with the City’s current comprehensive plan and will not alter the land use contemplated by the Gashland/Nashua Land Use Plan and the implementation of the Redevelopment Plan will not change the existing zoning for the Redevelopment Project Areas. The Redevelopment Project shall be subject to the applicable provisions of the City’s Zoning Ordinance as well as other codes and ordinances as may be amended from time to time.
- (d) 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;
- (e) The estimated dates of completion of the respective Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs, have been stated in the Redevelopment Plan, and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area;
- (f) A plan has been developed for relocation assistance for businesses and residences;

- (g) A cost-benefit analysis showing the impact of the Redevelopment Plan on each taxing district at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act; and
- (h) The Redevelopment Plan does not include the initial development or redevelopment of any gambling establishment.
- (i) A blight study has been completed and the findings of such study satisfy the requirements provided under subdivision (1) of Section 99.805, RSMo.

Section 4. That the Commission is authorized to issue obligations in one or more series of bonds secured by the Metro North Crossing Account of the Special Allocation Fund to finance Redevelopment Project Costs within the Redevelopment Area and subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of, land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Commission determines, to enter into such contracts and stake all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan pursuant to the power delegated to it in Ordinance No. 080726. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 and 99.865, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 5. That pursuant to the provisions of the Redevelopment Plan, the City Council approves the pledge of all funds generated from Redevelopment Projects that are deposited into the Metro North Crossing Account of the Special Association Fund to the payment of Redevelopment Project Costs within the Redevelopment Area and authorizes the Commission to pledge such funds on its behalf.

..end

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Approved as to form and legality:

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Katherine Chandler  
Assistant City Attorney

# GENERAL

## Ordinance Fact Sheet

**210935**

Ordinance Number

**Brief Title**                      **Approval Deadline**                      **Reason**

**Metro North Crossing TIF  
Third Amendment**

Details	Positions/Recommendations														
<p><b>Specific Address</b></p> <p>Redevelopment of the Metro North Crossing TIF Plan is generally located between US 169 Highway and Wyandotte north of Barry Road in Kansas City, Clay County, Missouri.</p> <p><b>Reason For Legislation</b></p> <p>Modifications to general description of Redevelopment Project Area 5, inclusion of Redevelopment Projects 6 and 7, modifications to general description of the Project Improvements, the Budget of Redevelopment Project Costs, Sources of Funds, Site Map, estimated construction totals, estimated employment totals, development schedule, and specific objectives set forth in the plan.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><b>Sponsor</b></td> <td></td> </tr> <tr> <td><b>Programs, Departments, or Groups Affected</b></td> <td></td> </tr> <tr> <td><b>Applicants / Proponents</b></td> <td> <b>Applicant</b>                      Tax Increment Financing Commission   <b>City Department</b>   <b>Other</b> </td> </tr> <tr> <td><b>Opponents</b></td> <td> <b>Groups or Individuals</b>    <b>Basis of opposition</b> </td> </tr> <tr> <td><b>Staff Recommendation</b></td> <td> <input checked="" type="checkbox"/> For   <input type="checkbox"/> Against   <b>Reason Against</b> </td> </tr> <tr> <td><b>Board or Commission Recommendation</b></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><b>Council Committee Actions</b></td> <td> <input 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>	<b>Sponsor</b>		<b>Programs, Departments, or Groups Affected</b>		<b>Applicants / Proponents</b>	<b>Applicant</b> Tax Increment Financing Commission  <b>City Department</b>  <b>Other</b>	<b>Opponents</b>	<b>Groups or Individuals</b>   <b>Basis of opposition</b>	<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> For  <input type="checkbox"/> Against  <b>Reason Against</b>	<b>Board or Commission Recommendation</b>	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)	<b>Council Committee Actions</b>	<input 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><b>Discussion</b> (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>The Metro North Crossing TIF Plan was approved by the City Council of Kansas City, Missouri by Ordinance No. 151011 on December 10, 2015, and has been amended twice.</p> <p>The Plan provides for the partial demolition of the existing Metro North Mall (which is complete) and, in its place, the development of a substantially-sized courtyard/gathering area for community events, retail space, office space, 249 units of multi-family residential housing, a 100-room limited services hotel and approximately 4,450 parking spaces (the "Project Improvements") and 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 (the "Public Improvements").</p>															

(Continued on reverse side)

**Details**

**Estimated Date of Completion:** Fall 2026

**Policy/Program Impact**

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

**Finances**

<b>Cost &amp; Revenue Projections -- Including Indirect Costs</b>	
<b>Financial Impact</b>	
<b>Fund Source (s) and Appropriation Account Codes</b>	Funding Sources will be Private investment, TIF and other sources to be identified.
<b>Is this Ordinance or Resolution Good for the Children?</b>	Yes. Proposed project will lead to the creation of new jobs and improvement of the quality of life in the City of Kansas City.

**Applicable Dates:**

**Fact Sheet Prepared by:**

David Leader, Development Services Specialist, EDCKC

**Reviewed by:**

**Reference Numbers**





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**File #: 210936**

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ORDINANCE NO. 210936

Declaring the Santa Fe Area Council neighborhood to be a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Land Clearance for Redevelopment Authority Law; and approving the Urban Renewal Plan for the same, said plan to be known as the Santa Fe Area Council Urban Renewal Plan. (CD-CPC-2021-00148)

WHEREAS, Section 99.430, RSMo, provides that a legislative body may approve a declaration of blight and approve an urban renewal plan for the same area simultaneously; and

WHEREAS, it is desirable and in the public interest that the Land Clearance for Redevelopment Authority of Kansas City, Missouri submit an Urban Renewal Plan for the historic Santa Fe Area Council neighborhood; and

WHEREAS, the Land Clearance for Redevelopment Authority has found said area to be blighted due to the insanitary or unsafe conditions, deterioration of site improvements, and a combination of such factors so as to constitute an economic or social liability to the public health, safety, morals or welfare; and

WHEREAS, the Land Clearance for Redevelopment Authority has recommended and determined that the Santa Fe Area Council Urban Renewal Plan area be eligible for tax abatement and, if necessary, the exercise of eminent domain by the Land Clearance for Redevelopment Authority; and

WHEREAS, the City Plan Commission reviewed and recommended approval of the Santa Fe Area Council Urban Renewal Plan on October 5, 2021; NOW, THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That the proposed Urban Renewal area an area generally bound by E. 27<sup>th</sup> Street on the north. Indiana Avenue on the east, Linwood Boulevard on the south, and Prospect Avenue on the west., and more specifically described as found on Exhibit A attached hereto, is a blighted area and in need of redevelopment and rehabilitation and is appropriate for an Urban Renewal Project, and that the undertaking by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, of surveys and plans for an urban renewal project of a character contemplated by Section 99.430, Revised Statutes of Missouri, as amended, and the proposed urban renewal area is hereby approved.

Section 2. That the Council has duly made the findings necessary for compliance with Sections 99.320 and 99.430, Revised Statutes of Missouri, as amended.

Section 3. That the Urban Renewal Plan which is known as the Santa Fe Area Council Urban Renewal Plan, a copy of which is on file in the office of the City Clerk with this ordinance and is incorporated herein by reference, is hereby approved including, if necessary, the power of eminent domain.

Section 4. That pursuant to Section 9 of Second Committee Substitute for Ordinance No. 160383, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by the Land Clearance for Redevelopment Authority Law with respect to any project qualifying for Jobs-Based or Site-Based “High Impact” designation as determined by the AdvanceKC Scorecard, derived from the City Council’s Economic Development and Incentive Policy, or located in a severely distressed census tract that has continuously maintained such status for not less than ten (10) years immediately prior to the effective date of the request.

Section 5. That said Urban Renewal Plan is hereby found to be feasible and in conformance with the Master Plan for the development of the community as a whole.  
..end

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Approved as to form and legality:

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Katherine Chandler  
Assistant City Attorney

**GENERAL**

**Ordinance Fact Sheet**

**Ordinance Number**

**Brief Title: Santa Fe Area Council Urban Renewal Plan**

**Approval Deadline:**

**Reason:**

**Details:**

**Purpose:** To approve a Finding of Blight and the Santa Fe Area Council Urban Renewal Plan.

**Redevelopment Plan Area:** The Santa Fe Area Council Urban Renewal Plan consists of an area generally bound by E. 27<sup>th</sup> Street on the north, Indiana Avenue on the east, Linwood Boulevard on the south, and Prospect Avenue on the west. It excludes those areas located within the existing Santa Fe Urban Renewal Area, which is generally located within the northeastern quadrant of E. 31<sup>st</sup> Street & Prospect Avenue.

**Purpose:** The Santa Fe Area Council Urban Renewal Plan is located near E. 31<sup>st</sup> Street & Prospect Avenue, lying adjacent the Key Coalition neighborhood to the west and the Washington - Wheatley to the north, approximately 3 mile southeast of the Central Business District. It is located within the 3<sup>rd</sup> Council District.

The Santa Fe neighborhood began as part of John Thornton’s distillery and grain mill and later became the Lockridge family farm, which survived into the early 1890s. In 1893, Santa Fe Place began as an exclusive residential neighborhood and by 1915, it had become one of Kansas City’s preeminent neighborhoods for White middle- and upper-class families. Kansas City’s “Twenty Blocks of Black laid just to the west across Prospect Avenue, so in 1931 the neighborhood created a covenant prohibited the sale or rental of any property to Black people for at least thirty years. Just seventeen years later, Dr. D.M. Miller and his wife became the first Black residents of the Santa Fe neighborhood. During the 1950s, the Santa Fe neighborhood became one of the preferred neighborhoods for affluent Black families in Kansas City. The Santa Fe neighborhood thrived for many years.

Kansas City’s “Twenty Blocks of Black” and

adjacent black neighborhoods, including Santa Fe, began to decline in the early 1960s as the nation’s civil rights landscape underwent seismic shifts and allowed middle- and upper-income African-American families to move out, dramatically weakening the economic base of the historically minority neighborhoods. Many long-term residents that could move did move out to more suburban areas, following jobs and better schools. This out-migration depressed property values, which made the Santa Fe neighborhood more affordable to lower-income families and attractive to absentee landlords.

There are, however, signs of change in the area. The Linwood Shopping Center and Linwood Square shopping centers, adjacent to the Santa Fe neighborhood’s southwestern edge, have recently been reinvigorated. Some adjacent neighborhoods are experiencing an influx of new homeowners, who are discovering the architectural appeal and value of the existing housing stock or building new homes, as well as the ease of access to downtown and the entire metropolitan area. There is renewed interest in revitalizing the historic homes associated with some of Kansas City’s historic jazz musicians, as well as the home of the home of Satchel Paige, one of the Negro League’s icons. The Santa Fe neighborhood is well-positioned to benefit from these attributes.

The Plan’s proponents are planning to both rehabilitate historic homes, as well as construct new single-family homes, to stabilize and strengthen the neighborhood’s economic base. The Plan’s proponents believe that these proposed projects would help attract new residents to the neighborhood.

<b>Sponsor</b>	
<b>Programs, Departments, or Groups</b>	<b>Council District: 3rd</b>

<b>Affected</b>	<b>Other Districts (school, etc.):</b> Kansas City Public Schools, Kansas City Public Library
<b>Applicants / Proponents</b>	<b>Applicant:</b> Land Clearance for Redevelopment Authority <b>City Department</b>  <b>Other:</b>
<b>Opponents</b>	<b>Groups or Individuals:</b>  <b>Basis of opposition:</b>
<b>Recommendation</b>	Approval of a Finding of Blight and the Santa Fe Area Council Urban Renewal Plan
<b>Board or Commission Recommendation</b>	<b>By: Land Clearance for Redevelopment Authority</b>

<b>Council Committee Actions</b>	
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Fact Sheet Prepared by: Robert D. Long  
Economic Development Corporation  
Date: October 13, 2021



**File #: 210938**

ORDINANCE NO. 210938

Estimating and appropriating \$1,720,963.00 in the Community Development Block Grant Fund; estimating and appropriating \$3,735,922.00 in the HOME Investment Fund; and authorizing the Housing and Community Development Department to execute contracts.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That revenue in the amount of of \$1,720,963.00 is estimated in the following accounts of the Community Development Block Grant Fund:

KCUR/Marlborough/Key Coalition	Community Block Grant	\$ 338,963.00
Slum and Blight; Prospect Corridor	Community Block Grant	1,000,000.00
Urban Neighborhood Initiative	Community Block Grant	100,000.00
Marlborough Land Trust	Community Block Grant	200,000.00
Journey to New Life	Community Block Grant	<u>82,000.00</u>
	TOTAL	\$1,720,963.00

Section 2. That the sum of \$1,720,963.00 is hereby appropriated from the Unappropriated Fund Balance from the following accounts:

22-2600-575311-B-G57CDBG19	Neighborhood Revitalization	\$1,438,963.00
22-2600-575326-B-G57CDBG19	Housing Services	200,000.00
22-2600-575324-B-G57CDBG19	Public Facility	<u>82,000.00</u>
	TOTAL	\$1,720,963.00

Section 3. That revenue in the amount of \$3,735,922.00 is estimated in the following accounts of the HOME Investment Partnerships Program Fund.

22-2940-570001-476050-G57HOME18	Grant Revenues	\$ 300,000.00
22-2940-570001-476050-G57HOME19	Grant Revenues	1,140,000.00
22-2940-570001-476050-G57HOME20	Grant Revenues	<u>2,295,922.00</u>
	TOTAL	\$3,735,922.00

Section 4. That the sum of \$3,735,922.00 is hereby appropriated from the Unappropriated Fund Balance in the following accounts in the HOME Investment Partnerships Program Fund

22-2940-575326-B-G57HOME18	Housing Services	\$ 300,000.00
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22-2940-575326-B-G57HOME19	Housing Services	1,140,000.00
22-2940-575326-B-G57HOME20	Housing Services	<u>2,295,922.00</u>
	TOTAL	\$3,735,922.00

Section 5. That the Director of the Housing and Community Development Department is hereby authorized to expend up to \$300,000.00 from funds appropriated to the HOME Investment Fund in Account No. 22-2940-575326-B-G57HOME18 to satisfy the costs of the following multifamily housing construction contract(s):

Urban Building Solutions	\$ 300,000.00
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Section 6. That the Director of the Housing and Community Development Department is hereby authorized to expend up to \$1,140,000.00 from funds appropriated to the HOME Investment Fund in Account No. 22-2940-575326-B-G57HOME19 to satisfy the costs of the following multifamily housing construction contracts:

Historic Oglesby Hotel Apartments (3930 Troost, LLC)	\$ 250,000.00
27 <sup>th</sup> Street Townhomes – Phase III	<u>890,000.00</u>
TOTAL	\$1,140,000.00

Section 7. That the Director of the Housing and Community Development Department is hereby authorized to expend up to \$2,295,922.00 from funds appropriated from the Unappropriated Fund Balance to the following accounts in the HOME Investment Partnership Program Fund 22-2940-575326-B-G57HOME20 to satisfy the costs of the following multifamily housing construction contracts:

Villa Del Sol	\$ 670,000.00
Rochester Apartments	525,922.00
Prospect Summit	500,000.00
Parade Park	<u>600,000.00</u>
TOTAL	\$2,295,922.00

..end

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I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

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Tammy L. Queen  
Director of Finance

Approved as to form and legality:

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Joseph A. Guarino  
Assistant City Attorney

<b>LEGISLATIVE FACT SHEET</b>		Legislation Number:	<b>210938</b>	
		Approval Deadline:		
LEGISLATION IN BRIEF:				
What is the reason for this legislation?		<b>Fact Sheet Color Codes</b>		
		User Entered Field		
		User Select From Menu		
		For OMB Use		
		Sponsor(s)		
		Programs, Departments, or Groups Affected		
		Sub-Program in Budget (page #)		
		Applicants/ Proponents	City Department	
			Other	
		Staff Recommendation		
		Board or Commission Recommendation		
		<b>Future Impacts</b>		
Cost of Legislation current Fiscal Year				
Costs in Future Fiscal Years?				
Annual Revenue Increase/Decrease				
Applicable Dates:				
Prepared by:				
Date Prepared:				
Reviewed by:				
Date Reviewed				
Reference Numbers				
Discussion (including relationship to other Council acitons)				
<b>Citywide Business Plan Goal</b>				
<b>Citywide Business Plan Objective</b>				
<b>Citywide Business Plan Strategy</b>				



<b>LEGISLATIVE FISCAL NOTE</b>	LEGISLATION NUMBER:	<b>210938</b>
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**LEGISLATION IN BRIEF:**

Estimating and appropriating \$1,720,963.00 in the Community Development Block Grant Fund; estimating and appropriating \$3,735,922.00 in the HOME Investment Fund; and authorizing the Director of Housing and Community Development Department to execute contracts.

**What is the purpose of this legislation?** OPERATIONAL

*For the purpose of authorizing expenditures new or planned to conduct municipal services*

**Does this legislation spend money?**  YES Yes/No  
*See Sections 01, 02 and 03 for sources of funding*

**Does this legislation estimate new Revenues?**  YES Yes/No  
*See Section 02 for new revenue estimates*

**Does this Legislation Increase Appropriations?**  YES Yes/No  
*See Section 03 for increases in appropriations*

**Are costs associated with this legislation ongoing (Yes)? Or one-time (No)**  NO Yes/No  
*See Section 00: " Notes" Below*

**Section 00: Notes:**

*Estimating and appropriating \$1,720,963.00 in the Community Development Block Grant Fund to have a net zero impact. Estimating and appropriating \$3,735,922.00 in the HOME Investment Fund to have a net-zero impact.*

Five years of operational costs for ongoing programs should be included in Section 04 below.

**FINANCIAL IMPACT OF LEGISLATION**

**Section 01: If applicable, where are funds appropriated in the current budget?**

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

**Section 02: If applicable, where will new revenues be estimated?**

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
2600	570001	477150	G57CDBG19	1,720,963.00	
2940	570001	476050	VARIOUS	3,735,922.00	
<b>TOTAL</b>				<b>5,456,885.00</b>	

**Section 03: If applicable, where will appropriations be increased?**

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
2600	575311	B	G57CDBG19	1,438,963	
2600	575326	B	G57CDBG19	200,000	
2600	575324	B	G57CDBG19	82,000	
2940	575326	B	VARIOUS	3,735,922	
<b>TOTAL</b>				<b>5,456,885.00</b>	

**NET IMPACT ON OPERATIONAL BUDGET** **RESERVE STATUS:**

**SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)**

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2600	CDBG	1,720,963						
2940	HOME Investment	3,735,922						
<b>TOTAL REV</b>		<b>5,456,885</b>	-	-	-	-	-	-

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2600	CDBG	1,720,963						
2940	HOME Investment	3,735,922						
<b>TOTAL EXP</b>		<b>5,456,885</b>	-	-	-	-	-	-

**NET Per-YEAR IMPACT** -

**NET IMPACT ( SIX YEARS)** -

REVIEWED BY Halle Musfeldt, OMB DATE 10/13/2021





REQUEST FOR SUPPLEMENTAL REVENUE
CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: Housing and Community Development

BUSINESS UNIT: KCMBU DATE: 10/13/2021 JOURNAL ID:

LEDGER GROUP: REVENUE

Table with columns: FUND, DEPT ID, ACCOUNT, PROJECT, AMOUNT. Includes data rows for funds 2600 and 2940, and a TOTAL row at the bottom right showing 5,456,885.00.

DESCRIPTION: Estimating and reappropriating \$1,720,963.00 in the CDBG Fund, estimating and reappropriating \$3,735,921.00 in the HOME Investment Fund and authorizing the Director of Housing and Community Development to execute contracts.

APPROVED BY: Halle Musfeldt DATE: 10/13/2021 APPROVED BY: DEPARTMENT HEAD DATE:



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**File #: 210565**

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COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 210565

Amending Chapter 74, Code of Ordinances, by enacting a new Article VII that establishes the City's comprehensive policy for the approval of new community improvement districts and existing community improvement districts; and repealing Second Committee Substitute for Resolution No. 120605 and Resolution No. 130844.

WHEREAS, the Community Improvement District Act, Section 67.1401, RSMo, et seq., ("CID Act") allows property owners to voluntarily form a district in which certain taxes and special assessments are levied in return for local benefits; and

WHEREAS, the City Council is charged by the CID Act with conducting a public hearing for determining whether a lawfully petitioned community improvement district ("CID") should be established; and

WHEREAS, Second Committee Substitute for Resolution No. 120605 was adopted by the City Council on March 7, 2013, for the purpose of establishing the City's policy for approval of new CIDs; and

WHEREAS, Resolution No. 130844 was adopted on November 7, 2013, and amended said policy; and

WHEREAS, Resolution No. 200309 was adopted on April 30, 2020, and directed the City Manager to make recommendations to the City's existing CID policy to ensure existing policy adequately reflected Council's priorities and provided sufficient guidance to Council in approving new CIDs; and

WHEREAS, the City Manager engaged and surveyed community stakeholders and presented its recommendations to Council focusing on limiting the sales tax burden, reducing the use of single parcel CIDs, increasing the public benefit, and improving transparency and communication; and

WHEREAS, this ordinance reflects a comprehensive City CID policy that consolidates prior policy directives, recommendations from the audit released by the City Auditor in April of 2021, and adopted resolutions with the City Manager's recommendations; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the following Resolutions are hereby repealed in their entirety:

- (a) Second Committee Substitute for Resolutions No. 120605; and
- (b) Resolution No. 130844.

Section 2. That Chapter 74, Code of Ordinances of Kansas City, Missouri, is hereby amended by enacting a new Article VII entitled “Community Improvement Districts” to read as follows:

## CHAPTER 74

### ARTICLE VII. COMMUNITY IMPROVEMENT DISTRICTS

#### **Sec. 74-301. Generally.**

(a) *Purpose.* A community improvement district (“CID”) is a separate legal entity, either a political subdivision or not-for-profit corporation, which is established to pay for public improvements or private projects through a sales and use tax, special assessment, or real property tax.

(b) *Application.* The provisions contained in this Article are in addition to any requirements contained in the Community Improvement District Act, Sections 67.1401 to 67.1571, RSMo.

#### **Sec. 74-302. Requirements to Establish a CID.**

(a) *Petition.* The petition shall:

- (1) Inform the property owners of the right to initiate a petition to terminate the proposed CID as provided by section 67.1481, RSMo.
- (2) Provide that the City Auditor shall have the right to examine or audit the records of the CID and shall require that the CID make such records available to the City Auditor within ten (10) days after a written request for the same is made.
- (3) Estimate the revenue to be used for benefits to the public and describe such benefits.

(b) *Board Composition.* No CID shall be approved unless at least one (1) board member is a member or representative of a neighborhood association or other community group existing within or adjacent to the boundaries of the proposed CID, or, alternatively, is approved by the City Manager or their designee. Such board member shall have no financial interest in any real property or business operating within the CID.

(c) *Term.* CIDs shall be limited to a term of twenty (20) years. However, if the petition provides that sales tax revenue will be used to repay debt issued to fund capital improvements, blight removal, or both, the term may be up to twenty-seven (27) years.

(d) *Blight Determination.* Any CID requesting a finding of blight or relying on a prior determination of blight for the purposes of exercising the additional powers under Section 67.1461.2, RSMo., shall submit with its petition:

- (1) A blight study, outlining the blighting factors and conditions, which blight study shall have been completed no more than five (5) years prior to the date upon which the petition is submitted to the city clerk, and which shall identify, to the extent reasonably deemed possible by the consultant doing the blight study, the owner(s) of the property at such time as the blighting factors and conditions might reasonably have been determined to first occur and remain unabated;
- (2) Information on the maintenance of the property including, among other things, any capital maintenance outlays, during the five (5) years preceding the submission of the petition;
- (3) Official documentation notarized by the county wherein the CID is proposed to be located, denoting the total assessed valuation of each parcel located within the proposed CID for each of the five (5) immediately preceding tax years;
- (4) A construction budget, with respect to any proposed physical improvements, that is structured to address and remediate the cited blighting factors and conditions identified in the submitted blight study. Such budget shall specify which expenditures are associated with exterior improvements, public improvements, or other improvements; and
- (5) A time schedule clearly setting forth timelines for commencement and completion of remediation of cited blighting factors or conditions.

(e) *City Manager Execution.* The City Manager shall not execute any petition on behalf of the City as a property owner seeking to establish a CID unless authorized by the City Council.

(f) *Cooperative Agreement.* Each CID shall enter into a cooperative agreement with the City that addresses, among other things, requirements of this chapter and state statute. If the CID is established as a political subdivision and takes title to any real property, whether by purchase, gift, grant, bequest, devise or otherwise, the agreement shall address, or shall be amended to address, whether and to what extent the CID shall be required to make payments in lieu of taxes.

### **Sec. 74-303. Criteria for Review for Establishment of a CID**

(a) Prior to approving a petition to establish a CID, City Council shall consider, among other things:

(1) Alignment with City goals expressed in the City's Comprehensive Plan, Area Plans, and economic development policies;

(2) Benefits to the community with preference for petitions that allocate at least ten percent (10%) of the CID's total projected sales tax revenues toward community benefits and services;

(3) Whether there are any existing CIDs within the boundaries of the proposed CID and if such existing CIDs support the establishment of the proposed CID;

(4) The current tax rate and a breakdown of taxes being imposed within the proposed CID boundaries, how the proposed overall tax rate compares to neighboring cities in Missouri, and any impact on the City's ability to impose additional taxes. Such information shall be provided by the Finance Department; and

(5) Whether a shorter term is desirable based upon the nature of improvements and services and the projected budget.

(b) Prior to approving a petition to establish a CID with the additional powers under Section 67.1461.2, RSMo. related to blighted areas, City Council shall consider, among other things:

(1) Whether the completion of exterior improvements and public improvements is prioritized above all other improvements;

(2) Whether any petitioner was the owner of property within the proposed CID boundaries at such time as the blighting factors and conditions might reasonably have been determined to first occur and remain unabated. For purposes of this provision, any current property owner sharing one or more common partners, members, directors or officers with the property owner(s) identified as being responsible for the blighting factors and conditions shall be deemed the same owner(s); and

(3) Whether more than twenty-five percent (25%) of the costs of remediation of blighting conditions located on the interior of any private property shall be funded by public revenues.

(c) Prior to the public hearing to establish a proposed CID, petitioners or their representatives shall provide a detailed letter or memorandum to City Council addressing the criteria contained in this section.

#### **Sec. 74-304. Reporting Requirements.**

(a) Annual reports and proposed annual budgets submitted to the City pursuant to Section 67.1471, RSMo, shall, among other things, provide a detailed breakdown of the CID revenue used or to be used toward public infrastructure improvements, exterior improvements, interior improvements, and other improvements and services.

(1) Annual reports shall also include the name and contact information of each current board member to be entered into the City's Granicus board and commissions system. Additionally, the annual report shall identify the board member required by Section 74-302(b), if applicable.

(b) The City Clerk shall notify the City Council by communications to be included on the City Council's agenda each time a CID files its proposed annual budget and annual report with the City Clerk.

(c) City staff shall annually report to the Neighborhood, Planning, and Development Committee on or around October 1 of each year those CIDs that failed to submit their proposed annual budgets and annual reports within the time limits provided by Section 67.1471, RSMo, whether the work performed conformed to previously submitted budgets, and whether the CID adhered to the terms of its cooperative agreement with the City.

(d) When requested by a councilmember, CIDs will be given the opportunity to appear before the Neighborhood, Planning, and Development Committee to report on its activities.

**Sec. 74-305. Fees and Fines.**

(a) *Fees.*

(1) Upon receipt of an invoice from the City, each CID shall reimburse the City for the reasonable and actual expenses incurred by the City to:

- a. Review budgets and reports of the CID required to be submitted to the City annually and report to City Council regarding such review.
- b. Review and approve the petition of a CID formed after passage of this ordinance.
- c. Review and approve the amended petition of an existing CID.

(2) Such reimbursement shall not exceed one and one-half percent (1.5%) of the revenues collected by the CID in the preceding year.

(b) *Fines.* Any CID that fails to submit its proposed annual budgets and annual reports within the timeframe provided by Section 67.1471, RSMo. shall be subject to a fine of \$100 for every thirty (30) days delinquent, up to a maximum total fine of \$3,000.

(c) *Ineligibility.* Any CID with unpaid fees or fines pursuant to this section shall be ineligible to amend its petition, including to extend its term, until such fees or fines have been paid.

(d) *Waiver.* The Director of City Planning and Development may waive the provisions of this section upon a finding of good cause.



Section 3. That Sections 74-302 and 74-303 shall not apply to any proposed CID having submitted its petition to the City Clerk prior to the date upon which this ordinance is adopted; or any proposed CID having begun circulation of its petition prior to the date upon which this ordinance is adopted as attested to by a person directing that the petition be submitted to the City Clerk, and provided further that such petition is submitted within ninety (90) days following the date upon which this ordinance is adopted. Instead, such proposed CIDs must comply with any City polices in effect prior to adoption of this ordinance.

..end

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Approved as to form and legality:

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Eluard Alegre  
Assistant City Attorney

<b>LEGISLATIVE FACT SHEET</b>		Legislation Number:																																																				
		Approval Deadline:																																																				
<b>LEGISLATION IN BRIEF:</b>																																																						
<b>What is the reason for this legislation?</b>	<table border="1"> <tr> <td colspan="2" style="text-align: center;"><b>Fact Sheet Color Codes</b></td> </tr> <tr> <td colspan="2" style="text-align: center;">User Entered Field</td> </tr> <tr> <td colspan="2" style="text-align: center;">User Select From Menu</td> </tr> <tr> <td colspan="2" style="text-align: center;">For OMB Use</td> </tr> <tr> <td colspan="2" style="text-align: center;">Sponsor(s)</td> </tr> <tr> <td colspan="2" style="height: 40px;"></td> </tr> <tr> <td colspan="2" style="text-align: center;">Programs, Departments, or Groups Affected</td> </tr> <tr> <td colspan="2" style="height: 40px;"></td> </tr> <tr> <td colspan="2" style="text-align: center;">Sub-Program in Budget (page #)</td> </tr> <tr> <td colspan="2" style="background-color: #d9d9e3;"></td> </tr> <tr> <td rowspan="2" style="text-align: center;">Applicants/ Proponents</td> <td style="text-align: center;">City Department</td> </tr> <tr> <td style="text-align: center;">Other</td> </tr> <tr> <td>Staff Recommendation</td> <td></td> </tr> <tr> <td>Board or Commission Recommendation</td> <td></td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>Future Impacts</b></td> </tr> <tr> <td colspan="2" style="height: 40px;"></td> </tr> <tr> <td>Cost of Legislation current Fiscal Year</td> <td></td> </tr> <tr> <td>Costs in Future Fiscal Years?</td> <td></td> </tr> <tr> <td>Annual Revenue Increase/Decrease</td> <td></td> </tr> <tr> <td>Applicable Dates:</td> <td></td> </tr> <tr> <td>Prepared by:</td> <td></td> </tr> <tr> <td>Date Prepared:</td> <td></td> </tr> <tr> <td>Reviewed by:</td> <td></td> </tr> <tr> <td>Date Reviewed</td> <td></td> </tr> <tr> <td colspan="2">Reference Numbers</td> </tr> <tr> <td colspan="2" style="height: 40px;"></td> </tr> </table>			<b>Fact Sheet Color Codes</b>		User Entered Field		User Select From Menu		For OMB Use		Sponsor(s)				Programs, Departments, or Groups Affected				Sub-Program in Budget (page #)				Applicants/ Proponents	City Department	Other	Staff Recommendation		Board or Commission Recommendation		<b>Future Impacts</b>				Cost of Legislation current Fiscal Year		Costs in Future Fiscal Years?		Annual Revenue Increase/Decrease		Applicable Dates:		Prepared by:		Date Prepared:		Reviewed by:		Date Reviewed		Reference Numbers			
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<b>Citywide Business Plan Strategy</b>																																																						

# GENERAL Ordinance Fact Sheet

<b>Brief Title:</b>	<b>Approval Deadline</b>
Amending Chapter 74, Code of Ordinances, by enacting Sections 74-301 through 74-305 for the purpose of establishing the City's comprehensive policy for Community Improvement District formation, powers, and duties.	

<b>Reason:</b>
To codify existing CID policies and new recommendations based on staff, Council, and community input.

<b>Details</b>
<p><b>Reason for Legislation:</b></p> <p>To codify existing CID policies and new recommendations based on staff, Council, and community input.</p> <p><b>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.)</b></p> <p>The City first enacted its Community Improvement District policy in 2002 as a tool for redevelopment and neighborhood stabilization. CIDs have come under greater scrutiny in recent years with increased use, especially in the case of single-beneficiary CIDs. Resolution 160784 directed the City Manager to propose amendments to the City's CID policy, resulting in an October 2017 policy proposal memo. Recently, Resolution 200309 called upon the City Manager to make CID policy recommendations informed by community stakeholders' feedback. Since this resolution was passed, the City Planning and Development Department, Office of Economic Development, and DataKC have worked together to synthesize a list of policy proposals. Some of the major changes are as follows:</p> <ol style="list-style-type: none"> <li>1. <b>Sec. 74-302</b> Requiring additional documentation for any proposed CID requesting a blight determination including a blight study, documentation from the county denoting the valuation of parcels of land in the proposed boundaries, a construction budget, and capital maintenance layouts.</li> <li>2. <b>Sec. 74-303</b> Imposing additional requirements for overlapping CIDs, board member composition, single beneficiary CIDs, and use of revenue.</li> <li>3. <b>Sec. 74-305</b> Establishing a fee structure to reimburse the City for costs associated with reviewing CID petitions and reports, as well as a fine structure for failure to submit annual reports.</li> </ol>

<b>Positions/Recommendations</b>	
<b>Sponsor</b>	Councilwoman Bough
<b>Programs, Departments, or Groups Affected</b>	
<b>Applicants / Proponents</b>	
<b>Opponents</b>	
<b>Staff Recommendation</b>	<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)
<b>Board or Commission Recommendation</b>	<input 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
<b>Council Committee Action</b>	

	<p><b>Policy or Program Change</b></p> <p><b>Operational Impact Assessment</b></p> <p><b>Finances</b></p> <p><b>Costs &amp; Revenue Projections - Including Indirect Costs</b></p> <p><b>Financial Impact</b></p> <p><b>Fund Source(s) and Appropriation Account Codes</b></p> <p><b>Is this Ordinance or Resolution Good for the Children</b></p>	<p><input type="checkbox"/> No    <input type="checkbox"/> Yes</p>

**Applicable Dates:**

**Prepared by:** Luke Smith, City Manager's Office

**Reviewed by:** Kerrie Tyndall, City Manager's Office, Eluard Alegre, Law

**Reference Numbers**



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**File #: 210873**

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ORDINANCE NO. 210873

Amending Chapter 2, Code of Ordinances, by repealing Section 2-1693, “Housing trust fund” and replacing it with a new Section 2-1693 of like title, for the purpose of establishing a governing body to review Housing Trust Fund (“HTF”) applications, with reporting requirements, funding allocation direction and prioritization of fund use; and requiring the application process to begin within 90 days.

WHEREAS, the City Council established a Housing Trust Fund through passage of Committee Substitute for Ordinance No. 180719 on December 20, 2018, to help implement neighborhood revitalization, housing development, and preservation projects; and

WHEREAS, on June 20, 2019, by Committee Substitute for Resolution No. 190022, the City Council adopted the Five-Year Housing Policy, which set forth five bold Ideas to include the creation/preservation of 5,000 additional single family and multifamily housing units by December 2023 and to establish a \$75 million catalytic housing development (trust) fund to create and preserve units; and

WHEREAS, on January 28, 2021, the City Council adopted Committee Substitute for Ordinance No. 201038, as amended, requiring projects which are primarily residential in nature and are seeking economic incentives in the nature of the capture and redirection, abatement or exemption of taxes or other City financing contain a minimum number of affordable housing units; and

WHEREAS, the City Council adopted the City’s stimulus spending plan “RecoverKC” on May 27, 2021, pursuant to Committee Substitute for Ordinance No. 210392, in which the City Council allocated \$12,500,000.00 to the Housing Trust Fund; and

WHEREAS, persons of low and moderate-income experience continued difficulty in locating and maintaining adequate, safe and sanitary affordable housing within the City, and the housing crisis has been exacerbated by the COVID-19 pandemic; and

WHEREAS, there is a need for Council to establish procedures and policies for administering the HTF; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 2, Code of Ordinances, is hereby amended by repealing Section 2-1693, "Housing trust fund" and replacing it with a new Section 2-1693 of like title and subject matter, said section to read as follows:

**Sec. 2-1693. Housing Trust Fund.**

(a) *Creation and Purpose.* The Housing Trust Fund ("HTF") is created for the following purposes:

- (1) To promote, preserve, and create long-term affordable housing for very low, low, and moderate-income households;
- (2) To abate large scale displacement of low-and moderate-income persons caused by gentrification, historical trends, or other development;
- (3) To provide opportunities for tenants and/or public entities to purchase rental housing in order to maintain perpetual affordability of that housing;
- (4) To provide broad opportunities for persons to transition from rental to ownership of housing;
- (5) To promote the rehabilitation and avoid, where possible, demolition of housing for low-and moderate-income persons;
- (6) To distribute grants or loans to organizations that promote, retain, or create long-term affordable housing;
- (7) To distribute "capacity grants" to community development corporations (CDC) and other nonprofit entities exempt from federal income tax obligations under [501\(c\)\(3\)](#) of the [Title 26](#) of the United States for the purpose of creating or preserving housing for very low, low, and moderate income households;
- (8) To distribute grants or loans to nonprofit organizations that provide representation in court to the public in housing-related issues, including but not limited to matters involving evictions and the Abandoned Housing Act;
- (9) To promote the general welfare by providing a direct and immediate benefit to the public through aiding low- and moderate-income persons by offering methods to acquire safe and healthy affordable housing benefits as the need is ever present and the federal funding source on which the city has relied for several decades is depleting;
- (10) To promote the general welfare by removing, where possible, blighted, dilapidated and substandard properties from the city's inventory and offering rehabilitation opportunities, thus reducing the city's ongoing maintenance costs and adding additional tax revenue for the city;

- (11) To promote the general welfare by stabilizing and improving property values in those areas where property rehabilitation and occupancy of vacant housing occurs and through the creation of jobs through housing rehabilitation and expanding opportunities to leverage additional public and private investments; and
- (12) To aid in blight remediation through the rehabilitation and construction of safe and viable housing for low- and moderate-income persons and to reduce the number of dilapidated and substandard housing.

(b) *Administration by Housing and Community Development Department.* The Housing and Community Development Department shall be responsible for developing and updating an application process for the use of the HTF. Up to 5% of the annual allocation to the HTF may be utilized for administrative expenses to manage applications, reporting, and compliance.

(c) *Applications and Award.*

- (1) Applications shall be accepted on at least a bi-annual basis, with projects reviewed as part of a competitive bi-annual RFP process. All projects shall submit proposals to be reviewed during the annual window(s).
- (2) The application evaluation criteria shall prioritize projects that maximize the following:
  - (a) Number of units created per HTF dollar invested;
  - (b) Total number of months of affordability, with longer periods of guaranteed affordability given higher priority; and
  - (c) Affordability threshold, with higher priority for projects at lower income levels.
- (3) *Funding Allocation Minimums.* The following sets forth the funding allocation that shall be followed by the City in determining awards to applicants:
  - (a) A minimum of 20% of awards shall be made for Affordable Rental Preservation, at or below 60% Average Median Income (AMI).
  - (b) A minimum of 20% of awards shall be made for Affordable Rental Creation, at or below 60% AMI.
  - (c) A minimum of 10% of awards shall be made to create/support Dedicated Transitional Housing for the Homeless; and
  - (d) A minimum of 10% of awards shall be made for Homeownership support programs and/or retention programs for residents of distressed census

tracts at income levels below 60% AMI. Programs that provide a path for resident tenants to transition to ownership shall be eligible.

(4) *Maximum Awards.*

(a) The maximum award given to for-profit developers is 20% of the development cost (loan) or 10% for a grant.

(b) The maximum award given to non-profit developers is 30% of the development cost (loan) or 15% for a grant.

(5) *Affordability requirement.* All units using HTF funds to support, preserve, or create such units shall be kept affordable for at least 20 years in accordance with the following definition: “Affordable housing shall be defined as housing that a household having income at or below sixty percent (60%) of the HUD Median Family Income (“MFI”) for all households within the Kansas City metropolitan area would be able to afford if it were to expend not more than thirty percent (30%) of such income for the mortgage or rent, including utilities.”

(6) Funds may be deployed in projects that include market rate units, solely for an eligible use.

(7) Awards may be made in form of a grant or low or zero-interest loan.

(8) All funded projects must be started within one year of when funding is received; or else award recipient must promptly return all received HTF funds to City.

(d) *City Council.* Once applications are evaluated, HTF recommendations shall be presented to the City Council, which may accept, reject or adjust recommendations. In no case shall HTF funding be provided to any project which did not submit an application through the designated application process.

(e) *Annual Report to Council.* The Housing and Community Development Department shall provide a written annual report to Council and the City Manager, which includes the following information:

(1) Number of applications received and funded;

(2) Descriptions of the funded projects;

(3) Number of units funded (total units and at various income levels) and unit sizes;

(4) Total cost to residents based on subsidy, commuting time and utilities;

(5) Cost per unit created/preserved;



- (6) Average timeline for the unit to become available once funded;
- (7) Remaining years of affordability for previously funded units (averages and totals);
- (8) Percentage of awards that go to non-profit/community organizations vs. commercial developers; and
- (9) Recommendations for change to future application processes, guidelines and program governance.

Section 2. That the Housing and Community Department shall open the initial application process no later than 90 days after the passage of this ordinance.

..end

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Approved as to form and legality:

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Joseph Guarino  
Assistant City Attorney

**No Fact Sheet  
Provided for  
Ordinance No.**

**210873**



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**File #: 210892**

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ORDINANCE NO. 210892

Approving an amendment to a previously approved MPD plan in District MPD on about 55 acres generally bounded by E. 51st Street and Rockhurst Road on the north, E. 54th Street and E. 55th Street on the south, The Paseo on the east, and Troost Avenue on the west to allow for future building additions. (CD-CPC-2021-00130)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved Master Planned Development in District MPD (Master Planned Development) on about 55 acres generally bounded by E. 51st Street and Rockhurst Road on the north, E. 54th Street and E. 55th Street on the south, The Paseo on the east, and Troost Avenue on the west t, and more specifically described as follows:

TRACT 1: All that part of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning on the East line of Troost Avenue where it is intersected by the South line of Rockhurst Road; thence Easterly along the South line of Rockhurst Road to the West line of Lydia Avenue; thence South along the West line of Lydia Avenue to the North line of 53rd Street; thence West along the North line of 53rd Street (and its Westerly prolongation) to the East line of Troost Avenue; thence North along the East line of Troost Avenue to the place of beginning, together with the North 1/2 of vacated 53rd Street lying East of Troost Avenue and West of Virginia Avenue, vacated by Ordinance No. 50439 and Ordinance No. 931343, and together with the West 1/2 of Lydia Avenue lying South of 52nd Street and North of 53rd Street vacated by Ordinance No. 921233.

TRACT 2: Lots 1 to 10, inclusive, and Lot 12, except that part of said lots in The Paseo, and Lots 13 to 24, inclusive, subject to the right of way of 52nd Street over the North 25 feet, more or less, of said Lot 24, South Paseo Place, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, together with the North 1/2 of vacated 53rd Street lying South of and adjacent to Lots 12 and 13, vacated by Ordinance No. 931343, and together with the East 1/2 of Lydia Avenue lying South of 52nd Street and North of 53rd Street, adjacent to Lots 13 through 24, inclusive, vacated by Ordinance No. 921333.

TRACT 3: Lot 11, except that part of said lot in The Paseo, South Paseo Place, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 4: Lots 25 through 28, inclusive, together with the East 1/2 of that part of vacated Tracy Avenue which lies West and adjacent; Lots 29 through 33, inclusive, together with the West 1/2 of that part of vacated Tracy Avenue which lies East and adjacent; Lots 36 through 42, inclusive, together with the East 1/2 of that part of vacated Forest Avenue, which lies West and adjacent; Lots 43 through 49, inclusive, together with the West 1/2 of that part of vacated Forest Avenue which lies East and adjacent; and Lots 50 through 56, inclusive; Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 5: Lots 18 through 22, inclusive, together with the East 1/2 of that part of vacated Forest Avenue which lies West and adjacent; Lots 23 through 27, inclusive, together with the West 1/2 of that part of vacated Forest Avenue which lies East and adjacent; and Lots 43 and 44, C.H. Luce's Second Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 6: That part of vacated 53rd Street, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the intersection of the centerline of said vacated 53rd Street with the East line of Troost Avenue; thence East along said centerline to its intersection with the Northerly prolongation of the East line of Lot 28, Fred P. Schell Highlands, which is a subdivision in said City, County and State; thence South along said Northerly prolongation to the Northeast corner of said Lot 28; thence West, along the North line of said Lot 28 and its Westerly prolongation, said line being the South line of said vacated 53rd Street, to its intersection with the East line of Troost Avenue; thence North along said East line to the point of beginning.

Said Tracts 1 through 6, inclusive, also being described as follows:

All that part of the Northwest Quarter of Section 33, Township 49 North, Range 33 West, in Kansas City, Jackson County, Missouri, described as follows: Commencing at the point of intersection of the South line of Rockhurst Road with the East line of Troost Avenue, said point being the point of beginning of the herein described tract; thence Easterly along the South line of Rockhurst Road on a curve to the right having a back tangent bearing (bearing system is assumed) of North 75 degrees 11 minutes 00 seconds East, a radius of 2470 feet, a central angle of 30 degrees 08 minutes 38 seconds, a distance of 1299.49 feet to the centerline of vacated Lydia Street; thence North 0 degrees 00 minutes 09 seconds West along said centerline, a distance of 6.09 feet to the Westerly prolongation of the South line of 52nd Street; thence North 89 degrees 51 minutes 44 seconds East, along said prolongation and South line of 295.99 feet (Plat=296 feet) to the West line of "The Paseo"; thence South 0 degrees 00 minutes 09 seconds East along said West line, a distance of 638.73 feet (Plat=638.76 feet) to the centerline of vacated 53rd Street; thence South 89 degrees 51 minutes 47 seconds West

along said centerline; a distance of 265.99 feet (Plat=266 feet) to the Southerly prolongation of the East line of vacated Lydia Street; thence North 0 degrees 00 minutes 09 seconds West along said prolongation, a distance of 25.00 feet to the point of intersection of the North line of vacated 53rd Street with the East line of vacated Lydia Street; thence South 89 degrees 51 minutes 47 seconds West along the Westerly prolongation of the North line of vacated 53rd Street, a distance of 30 feet to the centerline of vacated Lydia Street; thence North 0 degrees 00 minutes 09 seconds West along said centerline, a distance of 5.00 feet to the Easterly prolongation of the North line of 53rd Street; thence South 89 degrees 49 minutes 04 seconds West along said prolongation and North line, a distance of 356.20 feet to the Northerly prolongation of the West line of Virginia Avenue; thence South 0 degrees 01 minutes 14 seconds West along said prolongation, a distance of 30.00 feet to the centerline of vacated 53rd Street; thence South 89 degrees 49 minutes 04 seconds West along said centerline, a distance of 140.57 feet (Plat=140.56 feet) to the Northerly prolongation of the rear lot lines of Lots 25 through 28, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri; thence South 0 degrees 01 minutes 12 seconds West along said prolongation and rear lot lines, a distance of 244.59 feet (Plat and Measured) to the Southeast corner of said Lot 25; thence South 89 degrees 49 minutes 34 seconds West along the South line of said Lot 25 and the Westerly prolongation thereof, a distance of 165.57 feet (Plat and Measured) to the centerline of vacated Tracy Avenue; thence South 0 degrees 01 minutes 09 seconds West along said centerline, a distance of 50.14 feet to the Easterly prolongation of Lot 33 said Fred P. Schell Highland; thence South 89 degrees 49 minutes 45 seconds West along said prolongation and South line, a distance of 161.80 feet (Plat=161.81 feet) to the Southwest corner of said Lot 33; thence South 0 degrees 00 minutes 59 seconds West along the East line of Lots 36 and 37 said Fred P. Schell Highlands and along the East line of Lots 18 through 22, C.H. Luce's Second Addition, a subdivision in Kansas City, Jackson County, Missouri, a distance of 348.42 feet (Plat=348.25 feet) to the Southeast corner of Lot 18, said point also being on the North line of 54th Street; thence South 89 degrees 51 minutes 13 seconds West along said North line of 54th Street, also being the South line of Lots 18 and 27 said C.H. Luce's Second Addition, a distance of 323.56 feet (Plat=323.62 feet) to the Southwest corner of said Lot 27; thence North 0 degrees 00 minutes 36 seconds East along the West line of Lots 25 to 27, said C.H. Luce's Second Addition, a distance of 148.21 feet (Plat 148.15 feet) to the Northwest corner of said Lot 25, also being the Southeast corner of Lot 43 said C.H. Luce's Second Addition; thence South 89 degrees 49 minutes 47 seconds West along the South line of said Lot 43, a distance of 136.79 feet (Plat=138.81 feet) to the Southwest corner of said Lot 43, also being the East line of Troost Avenue, thence North 0 degrees 00 minutes 23 seconds East along the East line of Troost Avenue, also being the West line of Lots 43 through 44, said C.H. Luce's Second Addition and the West line of Lots 50 through 56, Fred P. Schell Highlands and the Northerly prolongation thereof, a distance of 524.66 feet (Plat=524.49 feet) to the point of intersection of the North line of vacated 53rd Street with the East line of

Troost Avenue; thence North 0 degrees 00 minutes 14 seconds East along the East line of Troost Avenue, a distance of 612.44 feet to the Point of Beginning.

TRACT 7 (not shown on survey): The South 35 feet of the North 40 feet of Lot 31, in C.H. Luce's Second Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 8: Beginning at a point on the East Side of Lydia Avenue, 36 feet South of the South line of Fifty-Third Street; thence running South along the East line of Lydia Avenue, 32 feet; thence East parallel with the South line of Fifty-Third Street, 133.10 feet; thence North parallel with the East line of Lydia Avenue 32 feet; thence West parallel with the South line of Fifty-Third Street 133.10 feet to the Point of Beginning. All in Section 33, Township 49, Range 33, in Kansas City, Jackson County, Missouri.

TRACT 9: Part of the Northwest quarter of the Southeast quarter of the Northwest quarter of Section 33, Township 49, Range 33, described as follows: Beginning on the East line of Lydia Avenue at a point 100 feet South of the South line of 53rd Street; thence running South along the East line of Lydia Avenue 32 feet; thence East and parallel with the South line of 53rd Street, 133.10 feet; thence North parallel with the East line of Lydia Avenue, 32 feet; thence North parallel with the East line of Lydia Avenue, 32 feet; thence West parallel with the South line of 53rd Street, 133.10 feet to the point of beginning all in Kansas City, Jackson County, Missouri.

TRACT 10: Part of the Southeast quarter (S.E. quarter) of the Northwest quarter (N.W. quarter) of Section 33, Township 49, Range 33, in Kansas City, Jackson County, Missouri described as follows: Beginning at a point on the East line of Lydia Avenue, 164 feet South of the South line of 53rd Street. This running South along the East line of Lydia Avenue 32 feet; thence East on a parallel with the South line of 53rd Street 133.10 feet; thence North parallel with the East line of Lydia Avenue 32 feet; thence West and parallel with the South line of 53rd Street 133.10 feet to beginning.

TRACT 11: Part of the Southeast quarter of the Northwest quarter of Section 33, Township 49, Range 33, described as follows: Beginning on the East line of Lydia Avenue at a point 196 feet South of the South line of 53rd Street; thence South along the East line of Lydia Avenue 32 feet; thence East 133.10 feet; thence North 32 feet; thence West 133.10 feet to the point of beginning, in Kansas City, Jackson County, Missouri.

TRACT 12: A part of the Northwest quarter of Southeast quarter of the Northwest quarter of Section 33, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point on the East line of Lydia Avenue, 228 feet South of the South line of 53rd Street; thence South 32 feet to a

point; thence East 133.10 feet to a point; thence North 32 feet to a point; thence West 133.10 feet to the point of beginning.

TRACT 13: All that part of the Southeast quarter of the Northwest quarter of Section 33, Township 49, Range 33, described as follows: Begin at a point on the East line of Lydia Avenue 324 feet South of the South line of 53rd Street, thence South 32 feet to a point, thence East 133.10 feet to a point, thence North 32 feet to a point, thence West 133.10 feet to a place of beginning, in Kansas City, Jackson County, Missouri.

TRACT 14: Part of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 33, Township 49, Range 33, described as follows: Beginning on the East line of Lydia Avenue at a point 356 feet South of the South line of 53rd Street, thence running South along the East line of Lydia Avenue 32 feet; thence East parallel with the South line of 53rd Street; 133.10 feet; thence North and parallel with the East line of Lydia Avenue 32 feet; thence West parallel with the South line of 53rd Street to point of beginning.

TRACT 15: Beginning on the East line of Lydia Avenue, at a point 388 feet South of the South line of 53rd Street; thence running South along the East line of Lydia Avenue; 32 feet, thence East parallel with the South line of 53rd Street, 133.10 feet; thence North parallel with the East line of Lydia Avenue, 32 feet; thence West parallel with the South line 53rd Street to the point of beginning, begin part of the Northwest quarter of the Southeast quarter of the Northwest quarter of Section 33, Township 49, Range 33, in Kansas City, Jackson County, Missouri, except that part in roads.

TRACT 16: Beginning on the East line of Lydia Avenue at a point 420 feet South of the South line of 53rd Street; thence running South along the East line of Lydia Avenue 32 feet; thence East parallel with the South line of 53rd Street, 132.50 feet; thence North parallel with the East line of Lydia Avenue 32 feet; thence West parallel with the South line of 53rd Street, 132.50 feet to point of beginning, in Kansas City, Jackson County, Missouri, being part of the Northwest quarter of the Southeast quarter of the Northwest quarter of Section 33, Township 49, Range 33, in Kansas City, Jackson County, Missouri.

TRACT 17: Part of the Southeast quarter of the Northwest quarter of Section 33, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point on the East line of Lydia Avenue 548 feet South of the South line of 53rd Street, as now established; thence South 32 feet to a point; thence East 133.10 feet to a point; thence North 32 feet to a point; thence West to a point of beginning.

TRACT 18: That part of the Northwest quarter of Section 33. Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point on the East line of Lydia Avenue, 452 feet South of the

South line of 53rd Street as now established; thence South 32 feet to a point; thence East 133.10 feet to a point; thence North 32 feet to a point; thence West 133.10 feet to beginning.

TRACT 20: Beginning at a point on the East line of Lydia Avenue, 580 feet South of the South line of 53rd Street, thence South 33.44 feet to a point; thence East 133.10 feet to a point, thence North 33.44 feet to a point; thence West 133.10 feet to the point of beginning, being a part of the Southeast quarter of the Northwest quarter of Section 33, Township 49, Range 33, Kansas City, Jackson County, Missouri.

FOR INFORMATION ONLY: The applicant advises the property address to be 5347 Lydia.

TRACT 21: Part of the Northwest quarter of Section 33, Township 49, Range 33, in Kansas City, Jackson County, Missouri described as follows: Beginning in the West line of The Paseo at a point 100 feet North of the North line of 54th Street and running thence North along the West line of The Paseo, 52.24 feet; thence West 137.9 feet; thence South 52.26 feet to a point 100 feet North of said North line of 54th Street; thence East 137.9 feet to the point of beginning.

TRACT 22: Lot 6, Jewell's First Addition, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 23: The North 17 and two third feet of Lot 8 and the South 16 and one third feet Lot 9, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 24: The South 32 and one third feet of Lot 8, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 25: The North 8.4 feet of Lot 7 and all of Lot 8, Cherry Stake Grove Park, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 26: Lot 5 and the South 8.3 feet of Lot 6, Cherry Stake Grove Park, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 27: Lot 36, The Sycamores, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 28: Lot 34, The Sycamores, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 29: Lots 3 and 4, Cherry Stake Grove Park, a subdivision in Kansas City, Jackson County, Missouri.



TRACT 30: Lots 1 and 2, Cherry Stake Grove Park, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 31: The South 14 feet of Lot 4 and the North 19 feet of Lot 5, Fred P. T2122-0480BSchell Highlands, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 32: The South 33 feet of the North 36 feet of Lot 4, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 33: The South 30 feet of Lot 3 and the North 3 feet of Lot 4, Fred P. Schell Highlands, a subdivision in Kansas City; Jackson County, Missouri.

TRACT 34: The South 11 feet of Lot 2 and the North 20 feet of Lot 3, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 35: The South 33 feet of the North 39 feet of Lot 2, Fred P. Schell Highlands, subdivision in Kansas City, Jackson County, Missouri.

TRACT 36: The North half of Lot 15, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 37: Lot 3, Elm Park, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 38: Lot 17, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 39: Lot 16, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 40: The South half of Lot 15, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 41: The South 10 feet of Lot 1 and the North 25 feet of Lot 2, and the West 1/2 of vacated Tracy Avenue, C.H. Luce's Second Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 42: The North 33 and one third feet of Lot 34, together with the East half of vacated Tracy Avenue lying West of and adjacent thereto, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 43: All of Lots 40, 41 and 42, C. H. Luce's Second Addition, a subdivision of land in Kansas City, Jackson County, Missouri, being more particularly described as follows: Beginning at the Southwest corner of said Lot

40; thence due North along the East line of Troost Avenue, as now established, a distance of 148.16 feet to the Northwest corner of said Lot 42; thence North 89 degrees 50 minutes 40 seconds East along the North line of said Lot 42, a distance of 136.81 feet to the Northeast corner thereof; thence due South along the East lines of said Lots 42, 41 and 40 a distance of 148.16 feet to the Southeast corner of said Lot 40, said corner being on the North line of 54th Street, as now established; thence South 89 degrees 50 minutes 40 seconds West along the last said North line a distance of 136.81 feet to the point of beginning.

TRACT 44 (not shown on survey): Lot 28, C.H. Luce's Second Addition, a subdivision in Kansas City, Jackson County, Missouri, and the South half of vacated 54th Street lying north of and adjacent to said lot.

TRACT 45 (not shown on survey): The North 35 feet of Lot 29, C.H. Luce's Second Addition, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 55 (not shown on survey): Lots 57 and 106, Rockhurst Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 56 (not shown on survey): Lot 58, The Plat of Lots 1 to 62, Rockhurst Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; and Lots 85 and 86, The Plat of Lots 63 to 150, Rockhurst Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 72: Lots 59 and 60, Rockhurst Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 73: Lots 61 and 62, Rockhurst Park, a subdivision in Kansas City, Jackson County, Missouri. The North 25 feet of Lot 64, and the South 10 feet of Lot 65, The Plat of Lots 63 to 150, Rockhurst Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

The South 35 feet of Lot 63, Plat of Lots 63 to 150, Rockhurst Park, a subdivision in Kansas City, Jackson County, Missouri.

The North 15 feet of Lot 63 and the South 20 feet of Lot 64, The Plat of Lots 63 to 150, Rockhurst Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

The North 25 feet of Lot 64 and the South 10 feet of Lot 65, Plat of Lots 64 to 150, Rockhurst Park, a subdivision in Kansas City, Jackson County, Missouri.

The North 35 feet of Lot 65 of the Plat of Lots 63 to 150, Rockhurst Park, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 74: The South 35 feet of Lot 66, The Plat of Lots 63 to 150, Rockhurst Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 75: The North 10 feet of Lot 66 and the South 25 feet of Lot 67, The Plat of Lots 63 to 150, Rockhurst Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 76: The North 15 feet of Lot 67 and the South 20 feet of Lot 68, Rockhurst Park, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 77: The North 20 feet of Lot 68 and the South 15 feet of Lot 69, Rockhurst Park, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 78: The North 25 feet of Lot 69 and the South 10 feet of Lot 70, The Plat of Lots 63 to 150, Rockhurst Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 79: Lots 34, 35, 36, 37, 38 and 39, C.H. Luce's Second Addition, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 80: The North 35 feet of Lot 21, and all of Lots 22, 23 and 24, Etzold Place, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 81: All of Lots 19 and 20, and the South 15 feet of Lot 21, Etzold Place, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 90 (not shown on survey): The South 30 feet of Lot 30 and the North 5 feet of Lot 31, C.H. Luce's Second Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 91 (not shown on survey): The South 15 feet of Lot 29 and the North 20 feet of Lot 30, C.H. Luce's Second Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 92 (not shown on survey): Lot 17, C.H. Luce's Second Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 93 (not shown on survey): Lot 16, C.H. Luce's Second Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 94 (not shown on survey): Lot 15, C.H. Luce's Second Addition, a subdivision in Kansas City, Jackson County, Missouri according to the recorded plat thereof.

TRACT 95 (not shown on survey): Lot 14, C.H. Luce's Second Addition, a subdivision in Kansas City, Jackson County, Missouri according to the recorded plat thereof.

TRACT 124: All that part of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 49, Range 33, in Kansas City, Jackson County, Missouri, being more particularly described as follows: Beginning at a point 25 feet North and 296 feet East of the Southwest corner of the Northwest 1/4 of the southeast 1/4 of the Northwest 1/4 of Section 33, Township 49, Range 33, in Kansas City, Missouri; thence North along a line of 296 feet from and parallel to the West line of said 1/4 1/4 Section, a distance of 50 feet; thence West along a line 75 feet from and parallel to the East and West center line of said Southeast 1/4 of Northwest 1/4 of Section 33, Township 49, Range 33, a distance of 138.5 feet; thence South along a line 157.5 feet from and parallel to the West line of said 1/4 1/4 Section, a distance of 50 feet; thence East along a cline 25 feet from and parallel to the East and West center line of said Southeast 1/4 of the Northwest 1/4 of Section 33, Township 49, Range 33, a distance of 138.5 feet to place of beginning, except the West .6 feet thereof.

TRACT 125: All that part of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 49, Range 33, in Kansas City, Jackson County, Missouri, being more particularly described as follows: Beginning at a point 75 feet North and 296 feet East of the Southwest corner of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of said Section 33; thence North along a line 296 feet from and parallel to the West line of said Quarter Section a distance of 50 feet; thence West along a line 125 feet from and parallel to the East and West center line of said Southeast Quarter of the Northwest Quarter of said Section 33 a distance of 138.5 feet; thence South along a line 157.5 feet from and parallel to the West line of said Quarter Section a distance of 50 feet; thence East along a line 75 feet from and parallel to the East and West center line of said Southeast Quarter of the Northwest Quarter of said Section 33, a distance of 138.5 feet to the place of beginning.

TRACT 126: All that part of the Northwest 1/4 of Section 33, Township 49, Range 33, in Kansas City, Jackson County, Missouri, being more particularly described as follows: Beginning in the West line of Paseo 152.24 feet North of the North line of 54th Street; thence north 50.5 feet; thence West 137.9 feet; thence South 50.5 feet; to a point 152.26 feet North of the said North line of 54th Street; thence East 137.9 feet, to the point of beginning.

TRACT 127: The Northwest Quarter of Section 33, Township 49, Range 33, in Kansas City, Jackson County, Missouri, more particularly described as follows:

Beginning in the West line of Paseo 202.74 feet North of the North line of 54th Street; thence North 50.5 feet; thence West 137.9 feet; thence South 50.5 feet to a point 202.76 feet North of said North line of 54th Street; thence East 137.9 feet to the point of beginning.

TRACT 128: All that part of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning in the West line of The Paseo, 253.24 feet North of the North line of 54th Street; thence North 53.5 feet; thence West 137.9 feet; thence South 53.5 feet to a point 253.26 feet North of the North line of 54th Street; thence East 137.9 feet to the point of beginning.

TRACT 129: (Amended) Part of the Southeast Quarter of the Northwest Quarter of Section 33, Township 49, Range 33; Beginning at the intersection of the South line of 53rd Street with the East line of Lydia Avenue; thence running South along the East line of Lydia Avenue 36 feet; thence running East parallel with the South line of 53rd Street 133.10 feet; thence North parallel with the East line of Lydia Avenue 36 feet to the South line of 53rd Street; thence West along the South line of 53rd Street to point of beginning, in Kansas City, Jackson County, Missouri; together with the South 1/2 of vacated 53rd Street lying North of and adjacent thereto.

TRACT 130: Part of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point on the east line of Lydia Avenue 68 feet south of the South line of 53rd Street and running thence South 32 feet to a point; thence East 133.10 feet to a point; thence North 32 feet to a point; thence West 133.10 feet to the point of beginning.

TRACT 131: Part of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 49, Range 33, described as follows: Beginning on the East line of Lydia Avenue at a point 132 feet South of the South line of 53rd Street; thence running South along the East line of Lydia Avenue, 32 feet; thence East parallel with the South line of 53rd Street, 133.10 feet; thence North parallel with the East line of Lydia Avenue, 32 feet; thence West parallel with the South line of 53rd Street, 133.10 feet to point of beginning, in Kansas City, Jackson County, Missouri.

TRACT 132: A part of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point on the East line of Lydia Avenue, 260 feet South of the South line of 53rd Street; thence South 32 feet to a point; thence East 133.10 feet to a point; thence North 32 feet to a point; thence West 133.10 feet to the point of beginning.

TRACT 133: All that part of the Southeast Quarter of the Northwest Quarter of Section 33, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point on the East line of Lydia Avenue 292 feet south of the South line of 53rd Street; thence East 133.10 feet; thence South 32 feet; thence West 133.10 feet; thence North 32 feet to the point of beginning.

TRACT 134: Part of the West 1/2 of the West 1/2 of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 33, Township 49, Range 33, in Kansas City, Jackson County, Missouri, particularly described as follows: Beginning in the east line of Lydia Avenue at a point 484 feet South of the South line of 53rd Street, as said streets are now established in said city, and running thence South along the East line of Lydia Avenue 32 feet; thence East parallel with the South line of 53rd Street, 132.5 feet; thence North parallel with the East line of Lydia Avenue 32 feet; thence West parallel with the South line of 53rd Street 132.5 feet to the place of beginning.

TRACT 135: Part of the Southeast Quarter of the Northwest Quarter of Section 33, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point on the East line of Lydia Avenue, five hundred sixteen (516) feet South of the south line of 53rd Street, as now established; thence South thirty-two (32) feet; thence East one hundred thirty-three and ten hundredths (133.10) feet; thence North thirty-two (32) feet; thence West one hundred thirty-three and ten hundredths (133.10) feet to point of beginning.

TRACT 136: The South 50 feet of Lot 3, The Sycamores, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 137: Lot 2, and the North 13.92 feet of Lot 3, except that part in street, The Sycamores, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 138: Lot 1, The Sycamores, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 139: The South 33 1/2 feet of Lot 7, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 140: The South 16.67 feet of Lot 6 and the North 16.67 feet of Lot 7, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 141: The North 33.33 feet of Lot 6, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 142: The South 31 feet of Lot 5, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 143: All of the South 27 feet of Lot 1 and the North 6 feet of Lot 2, and the West 12 feet of the North 42.65 feet of Lot 1, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 144: The North 42.65 feet of the East 128.56 feet of Lot 1, FRED P. SCHELL HIGHLANDS, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 145: Lot 14, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 146: Lot 13, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 147: Lot 12, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 148: Lot 11, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 149: Lot 10, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 150: The North 33 1/3 feet of Lot 9, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 151: The North 16.7 feet of Lot 6, and the South 16.6 feet of Lot 7, Cherry Stake Grove Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 152: Lot 35, The Sycamores, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 153: Lots 1 and 2, Elm Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 154: Lot 12, and the South 8 1/3 feet of Lot 11, Cherry Stake Grove Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 155: All of the South 16 2/3 feet of Lot 10 and all of the North 16 2/3 feet of Lot 11, Cherry Stake Grove Park, an addition in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 156: Lot 9, and the North 8 1/3 feet of Lot 10, Cherry Stake Grove Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 157: Lot 21, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 158: Lot 20, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 159: Lot 19, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 160: Lot 18, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 161: Lot 24, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying West and adjacent to said premises.

TRACT 162: The North 37.5 feet of Lot 23, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, together with the vacated portion of vacated Tracy Avenue lying West and adjacent to said premises.

TRACT 163: The North 25 feet of Lot 22 and the South 12.5 feet of Lot 23, Fred P. Schell Highlands, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying West and adjacent to said premises.

TRACT 164: Lot 16, except the South 12 1/2 feet thereof, Cherry Stake Grove Park; and the South 25 feet of Lot 22, Fred P. Schell Highlands, both being subdivisions in Kansas City, Jackson County, Missouri, according to the recorded plats thereof.

TRACT 165: Lot 15, and the South 12 1/2 feet of Lot 16, Cherry Stake Grove Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying West and adjacent to said premises.



TRACT 166: Lots 13 and 14, and together with the East 1/2 of the vacated Tracy Avenue adjoining said lots, Cherry Stake Grove Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying West and adjacent to said premises.

TRACT 167: Lot 36, Lots 19 to 36, both inclusive, Elm Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying West and adjacent to said premises.

TRACT 168: The North 10 feet of Lot 34 and all of Lot 35, Lots 19 to 36, both inclusive, Elm Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying West and adjacent to said premises.

TRACT 169: Lot 34, except the North 10 feet thereof, Elm Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying West and adjacent to said premises.

TRACT 170: Lot 5, except the North 10 feet of C. H. Luce's Second Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying East and adjacent to said premises.

TRACT 171: The North 10 feet of Lot 5, and the South 40 feet of Lot 4, C. H. Luce's Second Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying East and adjacent to said premises.

TRACT 172: The South 35 feet of Lot 3 and the North 10 feet of Lot 4, C. H. Luce's Second Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying East and adjacent to said premises.

TRACT 173: The South 25 feet of Lot 2 and the North 15 feet of lot 3, of C. H. Luce's Second Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying East and adjacent to said premises.

TRACT 174: The North 40 feet of Lot 1, C. H. Luce's Second Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying East and adjacent to said premises.

TRACT 175: Lot 35, EXCEPT the North 16 2/3 feet thereof, Fred P. Schell's Highlands, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying East and adjacent to said premises.

TRACT 176: The South 16 2/3 feet of Lot 34 and the North 16 2/3 feet of Lot 35, Fred P. Schell's Highlands, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying East and adjacent to said premises.

TRACT 177: Lot 1, and the South 1/2 of the vacated 53rd Street lying North of and adjoining said lot, Jewell's First Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 178: Lot 2, Jewell's First Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 179: Lot 3, Jewell's First Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 180: Lot 4, Jewell's First Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 181: Lot 5, Jewell's First Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 182: All that part of vacated Virginia Avenue from the North line of 54th Street to the South line of 53rd Street, now vacated, vacated 53rd Street from the West line of Virginia Avenue to the East line of Lydia Avenue, and vacated Lydia Avenue from the South line of 53rd Street, now vacated to the North line of 54th Street; all as vacated by Ordinance No. 030120, and filed as Document No. 2003K0074084.

TRACT 183: All that part of vacated 54th Street from the East line of Troost to the West line of Forest Avenue, as vacated by Ordinance No. 990752, filed June 22, 1999, as Document No. 1999K0035830.

is hereby approved, subject to the following conditions:

1. The developer shall receive approval of a MPD final plan from the City Plan Commission prior to issuance of building permit.
2. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO

adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

3. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
4. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
5. The developer shall integrate into the existing light system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
6. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit, whichever occurs first.
7. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.
8. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all

development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

9. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
10. The project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
11. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
12. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
13. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
14. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
15. The turning radius for Fire Department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
16. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
17. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
18. The developer shall submit plans to Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and streetlighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks and Recreation Department standards.

19. The developer shall submit a streetscape plan with a street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
20. The developer shall fully comply with the parkway and boulevard standards of 88-323.
21. The developer shall submit a letter to the Parks and Recreation Department from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a parks and recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation Department, prior to recording the plat or issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
22. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to certificate of occupancy.
23. A traffic impact study may be required as the future residence halls are constructed.
24. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.
25. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
26. The developer shall submit an analysis by a registered Professional Engineer in Missouri to verify adequate capacity of the existing water mains and verify fire flow capacity prior to the issuance of new water service permits. Depending on adequacy of the existing water mains, upsizing or extending mains and/or other improvements may be required.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the

proposed amendment hereinabove, all public notices and hearings required by the Zoning Ordinance have been given and had.

..end

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I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

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Secretary, City Plan Commission

Approved as to form and legality:

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Sarah Baxter  
Assistant City Attorney

# COMMUNITY PROJECT/ZONING

**210892**

## Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2021-00130

Brief Title Approval Deadline

To consider amending a previously approved MPD Development in district MPD on about 55 acres, to allow for axisiting and additional uses with the Rockhurst University campus.

### Details

### Positions/Recommendations

**Specific Address**  
Generally bordered by E. 51st Street and Rockhurst Road on the north, E. 54th Street and E. 55th Street on the south, The Paseo on the east, and Troost Avenue on the west

**Reason for Legislation**  
That allows for and amendment to the existing Rockhurst University MPD preliminary development plan to allow future additions to the campus.

**Discussion**  
**SEE ATTACHED STAFF REPORT.**

<b>Sponsor</b>	Jeffrey Williams, AICP, Director Department of City Planning and Development
<b>Programs, Departments, or Groups Affected</b>	4th District (Shields & Bunch)
<b>Applicants / Proponents</b>	<b>Applicant</b> Rockhurst University 1100 Rockhurst Road Kansas City, MO 64110  <b>City Department</b> City Development <b>Other</b>
<b>Opponents</b>	<b>Groups or Individuals</b>  <b>Basis of opposition</b>
<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against  <b>Reason Against</b>
<b>Board or Commission Recommendation</b>	City Plan Commission (8-0) 09-07-2021 <b>By</b> Aye: (Allender, Baker, Beaseley, Crowl, Enders, Hill, Rojas, <input type="checkbox"/> For <input type="checkbox"/> Against <b>No action taken</b> <input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)
<b>Council Committee Actions</b>	<input 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

**Details**

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**Policy/Program Impact**

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

**Finances**

<b>Cost &amp; Revenue Projections -- Including Indirect Costs</b>	
<b>Financial Impact</b>	
<b>Fund Source (s) and Appropriation Account Codes</b>	

**Fact Sheet Prepared By:**

Olofu O. Agbaji  
Staff Planner

**Date:** 09-20-21

**Reviewed by:**

Joseph Rexwinkle, AICP, Division Manager  
Development Management

**Date:** 09-20-21

Initial application filed: 07-18-2021

Revised plans submitted: 09-17-2021

**Reference Numbers**

**Case No. CD-CPC-2021-00130**





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**File #: 200810**

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COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 200810

Approving the petition to establish the Health Sciences District Community Improvement District; establishing the Health Sciences District Community Improvement District generally located north of E. 25th Street, south of E. 22nd Street, and bounded by Gilham Road to the west and Troost Avenue to the east, Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition (“Petition”) to establish the Health Sciences District Community Improvement District (the “District”) as a political subdivision in accordance with Section 67.1401 through Section 67.1571, RSMo, otherwise known as the Missouri Community Improvement District Act (the “Act”), and which is attached to this Ordinance as Exhibit 1, is hereby approved.

Section 2. That the District is hereby established for the purposes set forth in the Petition, except that any redirection of economic activity tax programs or other economic incentives must be approved by City Council or the appropriate authorizing body in a separate ordinance or relevant action. The District shall otherwise have all the powers and authority authorized by the Petition, the Act, and by law, and shall continue to exist for a period of twenty (20) years or more consistent with the terms of the Petition.

Section 3. That the District shall annually submit its proposed budget, annual report and copies of written resolutions passed by the District’s board to the City pursuant to Section 67.1471, RSMo.

Section 4. That upon the effective date of this Ordinance, the City Clerk is hereby directed to report the creation of the District to the Missouri Department of Economic Development pursuant to Section 67.1421.6, RSMo, by sending copy of this ordinance to said agency.

Section 5. The District shall enter into a cooperative agreement with the City, the form of which shall be substantially similar to that which is attached to this Ordinance as Exhibit 2.

..end

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Approved as to form and legality:

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Eluard Alegre  
Assistant City Attorney

# GENERAL

## Ordinance Fact Sheet

200810

Ordinance Number

Brief Title HEALTH SCIENCES  
 Approval Deadline \_\_\_\_\_  
COMMUNITY IMPROVEMENT DISTRICT

Reason \_\_\_\_\_

**Details**

**Positions/Recommendations**

**Reason for Legislation**

Establishing the Health Sciences Community Improvement District; generally located North of 25th Street, south of 22nd Street, and bounded by Gilham Rd to the West and Troost Ave. to the East Kansas City, Jackson County, Missouri and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development.

<b>Sponsor</b>	
<b>Programs, Departments, or Groups Affected</b>	City Planning & Development Department
<b>Applicants / Proponents</b>	<p><b>Applicant</b></p> <p>City Department City Planning &amp; Development Department</p> <p><b>Other</b></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.)

This Ordinance, pursuant to the Community Improvement District Act (Act) contained in Section 67 RSMo., approves the Petition and establishes the Health Sciences Community Improvement District as a political subdivision of the State of Missouri.

The District has the powers and authority to levy a sales tax of up to one percent (1.0%) on the selling of tangible personal property, subject to the approval by the registered voters residing in the District.

The area within the District has been declared blighted pursuant to Section 99.430 RSMo by the City Council of the City of Kansas City, Missouri.

The District will continue to exist and function for a period of twenty (20) years.

<b>Opponents</b>	<p><b>Groups or Individuals</b></p> <p>None Known</p> <p><b>Basis of opposition</b></p>
<b>Staff Recommendation</b>	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p><b>Reason Against</b></p>
<b>Board or Commission Recommendation</b>	<p><b>By</b></p> <p><input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken</p> <p><input type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>
<b>Council Committee Actions</b>	<p><input type="checkbox"/> Do pass</p> <p><input type="checkbox"/> Do pass (as amended)</p> <p><input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p> <p><input type="checkbox"/> Do not pass</p>

(Continued on reverse side)

**Details**

The revenues generated within the District will be used for the benefit of those within the District by assisting in the construction of certain public and private improvements. It is intended that the improvements will remediate existing blighting conditions within the District.

The estimated costs for the District Services are approximately two million seven hundred fourteen thousand three hundred eleven dollars and sixty-one cents (\$2,714,311.61) for the first five years.

**Projected Operating Costs Eligible Costs**

Public Infrastructure	\$1,900,018.13
Wayfinding	\$190,001.81
Streetscaping	\$190,001.81
Sanitary and Storm Water	\$760,007.25
Parking	\$570,005.44
District Signage	\$190,001.81

**How will this contribute to a sustainable Kansas City?**

This ordinance creates the Health Sciences Community Improvement District as provided for in the Community Improvement District Act. The services provided through the creation of this District are funded through a sales tax. no city funds are used in providing the District's services.

**Policy/Program Impact**

<b>Policy or Program Change</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<b>Operational Impact Assessment</b>	None

**Finances**

<b>Cost &amp; Revenue Projections -- Including Indirect Costs</b>	None
<b>Financial Impact</b>	NA
<b>Fund Source (s) and Appropriation Account Codes</b>	NA
<b>Is this Ordinance or Resolution Good for the Children?</b>	Yes, The improvements provided by the District will improve the economic viability and security of the District and surrounding community.

**Applicable Dates:**

**Fact Sheet Prepared by:**

Patricia Solis, Development Specialist

**Reviewed by:**

**Reference Numbers**