

GENERAL

Ordinance Fact Sheet

160423

Ordinance Number

Brief Title	Approval Deadline	Reason
Barry Towne TIF Plan Third Amendment		

Details	Positions/Recommendations
Specific Address The Redevelopment Area consists of approximately 345 acres generally located at the intersection of U.S. Route 169 and N.W. Barry Road and described as being generally bounded by U.S. Route 169 on the east, the extension of 80th Street on the South, Missouri Route 152 on the north, and N.W. Stagecoach Road (north of N.W. Barry Road) and Hickory Road (South of N.W. Barry Road) on the west in the that portion of Kansas City located in Clay County, Missouri.	Sponsor CM Dan Fowler
Reason For Legislation The Third Amendment revises the Redevelopment Plan in a manner which allows for implementation of the adjacent Platte Purchase Redevelopment District TIF Plan.	Programs, Departments, or Groups Affected City Planning & Development North Kansas City School District, Platte County R III School District, Clay County, Platte County
	Applicants / Proponents Applicant Tax Increment Financing Commission City Department City Planning & Development Other
	Opponents Groups or Individuals None Known Basis of opposition
Discussion (explain all financial aspects of the proposed legislation, including future implications, any direct/indirect costs, specific account numbers, ordinance references, and budget page numbers.) The City Council approved the Barry Towne TIF Plan by Ordinance No. 960307, and Ordinance No. 011203 (the "First Amendment"), and Ordinance No. 040807 (the "Second Amendment"). The Third Amendment, if approved, provides (a) for a modification to the legal description of the Redevelopment Area, (b) the elimination of all improvements contemplated by or funded with tax increment financing generated by Redevelopment Project Areas: VIII and IX, (c) for a modification to the legal description of Project Area VI, and (d) for a modification to the legal description of Project Area X.	Staff Recommendation <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
	Board or Commission Recommendation By Tax Increment Financing Com. Resolution <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
	Council Committee Actions <input 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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Details

Statutory Findings:

It is Staff's recommendation that the 3rd Amendment does not alter the previous required statutory findings made by the Commission and the City. Specifically,

Economic Development Area: The 3rd Amendment does not alter the Commission's and City's previous finding that the Redevelopment Area on the whole is an economic development area and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. This amendment would not change these findings.

Finding the Area Conforms to the City's Comprehensive Plan: The changes contemplated by the 3rd Amendment are of a nature that they do not alter the TIF Commission's and City's previous finding that the Barry Towne TIF Plan conforms with the City's FOCUS Plan and the applicable Area Plan.

Redevelopment Schedule: The 3rd Amendment does not alter the Commission's and City's finding that the estimated date of completion of any redevelopment project described by the Plan and retirement of obligations incurred to finance redevelopment project costs identified by the Plan shall not occur later than twenty-three (23) years after such redevelopment project is approved by ordinance.

Relocation Plan: The changes contemplated by the 3rd Amendment are of a nature that they do not alter the previous relocation assistance plan that is a part of the Barry Towne TIF Plan. The 3rd Amendment does not contemplate the relocation of any businesses or residents.

Gambling Establishment: The 3rd Amendment does not include development or redevelopment of any gambling establishment.

Acquisition by Eminent Domain: The 3rd Amendment does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of the Ordinance approving such Redevelopment Project.

Date to Adopt Redevelopment Project: The 3rd Amendment does not provide for the adoption of an Ordinance approving any Redevelopment Project later than ten (10) years from the adoption of the Plan.

Policy/Program Impact

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

Finances

Cost & Revenue Projections -- Including Indirect Costs	
Financial Impact	
Fund Source (s) and Appropriation Account Codes	
Is this Ordinance or Resolution Good for the Children?	Yes. The Barry Towne TIF Plan allows for creation of new jobs and improvement of the quality of life in the City of Kansas City.

Applicable Dates:

The Third Amendment was recommended for approval by the TIF Commission on May 11, 2016 by Resolution No. **5-6-16**.

Termination of Projects VIII and IX was recommended for approval by the TIF Commission on May 11, 2016 by Resolution No. **5-7-16**.

Fact Sheet Prepared by:

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Reviewed by:

Reference Numbers