

# GENERAL

## Ordinance Fact Sheet

**170944**

Ordinance Number

Brief Title <b>45th Street TIF Plan - termination</b>	Approval Deadline	Reason
----------------------------------------------------------	-------------------	--------

Details	Positions/Recommendations																				
<p><b>Specific Address</b></p> <p>The 45<sup>th</sup> Street TIF Plan includes the area generally bounded by Walnut Street on the east, Main Street on the West, 45<sup>th</sup> Street on the north, and the Extended Stay America/Homestead Hotel property on the south, adjacent thereto in Kansas City, Jackson County, Missouri.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><b>Sponsor</b></td> <td style="width: 70%;">Tax Increment Financing Commission</td> </tr> <tr> <td><b>Programs, Projects, and Services</b></td> <td></td> </tr> <tr> <td><b>Applicant</b></td> <td>Tax Increment Financing Commission</td> </tr> <tr> <td><b>City Department</b></td> <td></td> </tr> <tr> <td><b>Other</b></td> <td></td> </tr> <tr> <td><b>Groups or Individuals</b></td> <td></td> </tr> <tr> <td><b>Basis of opposition</b></td> <td style="text-align: center;">None Known</td> </tr> <tr> <td><b>Staff (TIF Staff) Recommendation</b></td> <td> <input checked="" type="checkbox"/> For  <input type="checkbox"/> Against                      Reason Against                 </td> </tr> <tr> <td><b>Board or Commission Recommendation</b></td> <td>                     By <b>Tax Increment Financing Commission</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)  <input type="checkbox"/> Not Applicable                 </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>	Tax Increment Financing Commission	<b>Programs, Projects, and Services</b>		<b>Applicant</b>	Tax Increment Financing Commission	<b>City Department</b>		<b>Other</b>		<b>Groups or Individuals</b>		<b>Basis of opposition</b>	None Known	<b>Staff (TIF Staff) Recommendation</b>	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against	<b>Board or Commission Recommendation</b>	By <b>Tax Increment Financing Commission</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) <input type="checkbox"/> Not Applicable	<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
<b>Sponsor</b>	Tax Increment Financing Commission																				
<b>Programs, Projects, and Services</b>																					
<b>Applicant</b>	Tax Increment Financing Commission																				
<b>City Department</b>																					
<b>Other</b>																					
<b>Groups or Individuals</b>																					
<b>Basis of opposition</b>	None Known																				
<b>Staff (TIF Staff) Recommendation</b>	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against																				
<b>Board or Commission Recommendation</b>	By <b>Tax Increment Financing Commission</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) <input type="checkbox"/> Not Applicable																				
<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																				
<p><b>Findings</b></p> <p>The Tax Increment Financing Commission recommends that the City Council of Kansas City, Missouri terminate the 45th Street Tax Increment Financing and the designation of Projects 1 therein.</p>																					
<p>The City Council (the "City Council") of the City of Kansas City, Missouri, by the passage of Ordinance No. 061321, on December 13, 2006, approved the 45th Street Tax Increment Financing Plan (the "TIF Plan") and designated an area described by the TIF Plan as a redevelopment area (the "Redevelopment Area"). Ordinance No. 070072, approving tax increment financing for Project 1 was introduced but released from the semi-annual docket on July 31, 2007.</p>																					
<p>The Redevelopment Plan proposed to redevelop the Holiday Inn Hotel at 45<sup>th</sup> Street and Main Street. The Plan included replacing the hotel with 274,500 square feet of Class A office space, 47,000 square feet of specialty grocery and retail space, a 160-room boutique hotel, 1060 space parking garage, a 55,000 square foot public park and neighborhood public improvements.</p>																					
<p>The total cost to the Redeveloper to implement Project 1 was projected to be approximately \$225,919,426. The Plan proposed that approximately \$68,948,699 in Redevelopment Project Costs be reimbursable from Payments in-Lieu-of-Taxes and Economic Activity Taxes generated by Project 1. Based on those projections, approximately 30.5% of the total</p>																					

Redevelopment Project Costs were to be reimbursed through TIF. The Redeveloper planned to finance \$156,070,727

(Continued on reverse side)

III. The redeveloper planned to finance \$156,970,727 (approximately 69.5% of total cost) through a combination of equity, third party funds and debt financing.

**Policy/Program Impact**

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

The TIF Commission and the original redeveloper, Marty Development, LLC executed an agreement for the implementation of the Plan on April 4, 2007, which was assigned to One East 45<sup>th</sup> and Main Corporation on June 13, 2007. The Redevelopment Agreement was terminated and released on February 9, 2017. No redevelopment project costs have been submitted for certification and none have been paid. No revenues have been redirected from the project area. No project improvements have been constructed.

**Finances**

Cost & Revenue Projections -- Including Indirect Costs	Not Applicable
Financial Impact	
Fund Source (s) and Appropriation Account Codes	

On November 8, 2017, TIF Commission adopted a Resolution recommending that the City Council terminated the 45th Street TIF Plan and Project 1.

All proper notices were published and/or mailed as follows:

Staff delivered notice by certified mail on September 20, 2017, to the taxing districts from which taxable property is included in the redevelopment area and such notice contained an invitation to each such taxing district to submit comments to the TIF Commission concerning the 45<sup>th</sup> Street Tax Increment Financing Plan prior to the date of this hearing.

Staff prepared and published notices in The Pulse on October 13, 2017, and October 30, 2017.

**Applicable Dates:**

TIF Commission prepared and delivered notices by certified mail on October 13, 2017, to the person or persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land located within the redevelopment project or plan area, which shall be subjected to payments in lieu of taxes and economic activity taxes.

Fact Sheet Prepared by:

Reviewed by:

Reference Numbers

**Is this Ordinance or Resolution Good for the Children?**

Yes.