

GENERAL
Ordinance Fact Sheet

190996

Ordinance Number180222

Brief Title	Approval Deadline	Reason
Arlington Road TIF Plan - Fifth Amendment		

Details	Positions/Recommendations												
<div><div>Specific Address</div><p>The Arlington Road Tax Increment Financing Plan (the “Plan” or “Redevelopment Plan”) contemplates the construction of certain road and infrastructure improvements in an area generally bounded by Claycomo city limits on the north and on the east, Parvin Road on the south, and Worlds of Fun Avenue on the west in Kansas City, Clay County, Missouri.</p><div>Reason For Legislation</div><p>Approval of the Fifth Amendment to the Arlington Road TIF Plan.</p><div>Discussion</div><p>The Fifth Amendment provides for (1) the addition of legal descriptions for Redevelopment Project Areas A2 and J1; (2) certain modifications to the Budget Redevelopment Project Costs identified by the Plan, (3) certain modifications to the Sources of Funds for all estimated Redevelopment Project Costs identified by the Plan, (4) certain modifications to the projected Payments in Lieu of Taxes and Economic Activity Taxes and (5) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications.</p></div>	<table><tr><td>Sponsor</td><td></td></tr><tr><td>Programs, Departments, or Groups Affected</td><td></td></tr><tr><td>Applicants / Proponents</td><td><div>ApplicantTax Increment Financing Commission</div><div>City Department</div><div>Other</div><div>Basis of opposition</div></td></tr><tr><td>Staff (TIF Staff) Recommendation</td><td><div><input checked="" type="checkbox"/> For</div><div><input type="checkbox"/> Against</div><div>Reason Against</div></td></tr><tr><td>Board or Commission Recommendation</td><td><div>By Tax Increment Financing Commission</div><div><input checked="" type="checkbox"/> For<input type="checkbox"/> Against<input type="checkbox"/> No action taken</div><div><input type="checkbox"/> For, with revisions or conditions (see details column for conditions)</div><div><input type="checkbox"/> Not Applicable</div></td></tr><tr><td>Council Committee Actions</td><td><div><input type="checkbox"/> Do pass</div><div><input type="checkbox"/> Do pass (as amended)</div><div><input type="checkbox"/> Committee Sub.</div><div><input type="checkbox"/> Without Recommendation</div><div><input type="checkbox"/> Hold</div><div><input type="checkbox"/> Do not pass</div></td></tr></table>	Sponsor		Programs, Departments, or Groups Affected		Applicants / Proponents	<div>ApplicantTax Increment Financing Commission</div> <div>City Department</div> <div>Other</div> <div>Basis of opposition</div>	Staff (TIF Staff) Recommendation	<div><input checked="" type="checkbox"/> For</div> <div><input type="checkbox"/> Against</div> <div>Reason Against</div>	Board or Commission Recommendation	<div>By Tax Increment Financing Commission</div> <div><input checked="" type="checkbox"/> For<input type="checkbox"/> Against<input type="checkbox"/> No action taken</div> <div><input type="checkbox"/> For, with revisions or conditions (see details column for conditions)</div> <div><input type="checkbox"/> Not Applicable</div>	Council Committee Actions	<div><input type="checkbox"/> Do pass</div> <div><input type="checkbox"/> Do pass (as amended)</div> <div><input type="checkbox"/> Committee Sub.</div> <div><input type="checkbox"/> Without Recommendation</div> <div><input type="checkbox"/> Hold</div> <div><input type="checkbox"/> Do not pass</div>
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Details

Statutory Findings

- The Redevelopment Area as a whole is an economic development area, as defined in Section 99.805 of the Act, 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. The lack of sufficient street improvements, interchanges, and other infrastructure has inhibited the development of the Redevelopment Area.
- The Plan, as amended by the Fifth Amendment, conforms to the comprehensive plan for the development of the City as a whole.
- 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.
- The estimated dates of completion of the Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Plan, as amended by the Fifth Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project within the Redevelopment Area.
- The Plan, as amended by the Fifth Amendment, includes a plan for relocation assistance for businesses and residences.
- A cost-benefit analysis showing the impact of the Plan, as amended by the Fifth Amendment, on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act.
- The Plan, as amended by the Fifth Amendment, does not include the initial development or redevelopment of any gambling establishment.
- A study has been completed and the findings of such study satisfy the requirements provided under Section 99.810, RSMo.

Recommendation: It is staff's recommendation to approve the Fifth Amendment to the Arlington Road Tax Increment Financing Plan.

Policy/Program Impact

Policy or Program Change	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	Not Applicable

Finances

Cost & Revenue Projections -- Including Indirect Costs	Redevelopment Project Costs to implement the Plan are approximately \$83,347,864, together with city funding agreements related thereto in the approximate amount of \$10,600,000 for an aggregate approximate amount of \$93,947,864.
Financial Impact	
Fund Source (s) and Appropriation Account Codes	
Is this Ordinance or Resolution Good for the Children?	Yes. Proposed project will lead to the construction of important infrastructure improvements in the Northland, including roadway improvements and increase job opportunities.

Applicable Dates:

Approval by TIF Commission on November 15, 2019 by Res. No. 11-5-19.

Fact Sheet Prepared by:

Cathleen Flournoy, Sr. Business and Development Services, Legislative Affairs

Reviewed by:

Reference Numbers

