

GENERAL

Ordinance Fact Sheet

Ordinance Number

Brief Title	Approval Deadline	Reason
Twenty-First Amendment to the Shoal Creek Parkway TIF Plan		

Details	Positions/Recommendations														
<p>Specific Address</p> <p>The Redevelopment Area is generally bound by on the north by NE Cookingham Drive and Missouri Route 291, on the east by the Kansas City – Liberty city limits and Missouri Route 291, on the south by the Kansas City- Pleasant Valley city limits and on the west by Maplewoods Parkway in Kansas City, Clay County, Missouri.</p> <p>Reason For Legislation</p> <p>The Twenty-First Amendment (the "Twenty-First Amendment") to the TIF Plan provides for certain modifications to the description of public improvements in the Plan, the Budget of Redevelopment Project Costs, the Sources of Funds, and certain exhibits to and sections of the Plan that are in furtherance of the foregoing.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Sponsor</td> <td style="width: 50%;">Tax Increment Financing Commission</td> </tr> <tr> <td>Programs, Departments, or Groups Affected</td> <td></td> </tr> <tr> <td>Applicants / Proponents</td> <td> Applicant Tax Increment Financing Commission City Department Other </td> </tr> <tr> <td>Opponents</td> <td> Groups or Individuals None Known Basis of opposition </td> </tr> <tr> <td>Staff Recommendation</td> <td> <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against </td> </tr> <tr> <td>Board or Commission Recommendation</td> <td> By <input type="checkbox"/> For <input type="checkbox"/> Against <input checked="" type="checkbox"/> No action taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions) </td> </tr> <tr> <td>Council Committee Actions</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>	Sponsor	Tax Increment Financing Commission	Programs, Departments, or Groups Affected		Applicants / Proponents	Applicant Tax Increment Financing Commission City Department Other	Opponents	Groups or Individuals None Known Basis of opposition	Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against	Board or Commission Recommendation	By <input type="checkbox"/> For <input type="checkbox"/> Against <input checked="" 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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<p>The City Council approved the TIF Plan by Ordinance No. 941443 and the Plan has been amended 20 times.</p> <p>The Twenty-First Amendment incorporates the recommendations made the Shoal Creek Advisory Committee and accepted by the TIF Commission at its July meeting, namely, the addition of the following:</p> <p>Improvement X - the design and construction of Maplewoods Parkway, beginning at NE 112th Street and extending north to and including the intersection at NE Cookingham Drive which is estimated to cost \$7,500,000, of which \$7,500,000 is eligible to be reimbursed with economic activity taxes.</p> <p>The Twenty-First Amendment also increases the budget for the installation of traffic signal at the intersection of NE 108th Street and NE Cookingham Drive (Improvement U) by \$50,000, to \$122,500. This is due to a cost overrun. It is anticipated that the City will reimburse the Commission for this outlay from MoDOT's cost share.</p> <p>The Twenty-First Amendment does not alter or modify the intent of the TIF Plan, except for those changes specifically mentioned herein.</p> <ul style="list-style-type: none"> • Economic Development Area: The Twenty-First Amendment does not alter the 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 "but for" the adoption of tax increment financing. 															

(Continued on reverse side)

Details

- **Finding the Area Conforms to the City's Comprehensive Plan:** The changes contemplated by the Twenty-First Amendment are of a nature that they do not alter the TIF Commission's and Council's previous finding that the TIF Plan conforms with the City's FOCUS Plan.
- **Cost Benefit Analysis:** The changes contemplated by the Twenty-First Amendment are of a nature that they do not alter the TIF Commission's and City's Cost Benefit Analysis incorporated within the TIF Plan.
- **Redevelopment Schedule:** All Redevelopment Projects, including those contemplated by the Twenty-First Amendment, are to be completed no later than twenty-three (23) years from the adoption of the ordinances approving the Redevelopment Projects.
- **Relocation Plan:** The changes contemplated by the Twenty-First Amendment are of a nature that they do not alter the previous relocation assistance plan that is a part of the TIF Plan. The Twenty-First Amendment does not contemplate the relocation of any businesses or residents.
- **Gambling Establishment:** The Twenty-First Amendment does not include development or redevelopment of any gambling establishment.
- **Acquisition by Eminent Domain:** This Twentieth 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 Twentieth 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	Funding Sources will be private investment, Economic Activity Taxes and other public financing sources, including a cost share agreement with MoDOT.
Is this Ordinance or Resolution Good for the Children?	Yes. Proposed Twenty-First Amendment will lead to the development of the Shoal Creek Area, creation of new jobs and improvement of the quality of life in the City of Kansas City.

Applicable Dates:

Fact Sheet Prepared by:
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Reviewed by:

Reference Numbers