



Agenda

Neighborhood Planning and Development Committee

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

Tuesday, November 9, 2021

1:30 PM

26th Floor, Council Chamber

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

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>

[211012](#) Approving applications to the United States Environmental Protection Agency for a Brownfields Community-wide Assessment Grant in the amount of \$500,000.00 and a Brownfields Site-specific Assessment Grant in the amount of \$200,000.00.

Attachments: [fact sheet](#)

[211013](#) Approving and designating Redevelopment Project G2 of the Arlington Road Tax Increment Financing Plan as a Redevelopment Project and adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

Attachments: [No Fact Sheet](#)

Shields

211016 Approving an Industrial Development Plan for Fidelity Security Life Insurance Company, Inc., a Missouri insurance company, and its affiliates or designees, for the purpose of acquiring, equipping and constructing a project for industrial development consisting of the construction, improvement and renovation of a headquarters facility for Fidelity Security Life Insurance Company, Inc., a Missouri insurance company, and its affiliates and designees, located at the intersection of 27th Street and Grand Boulevard in Kansas City, Missouri; authorizing and approving various agreements for the purpose of setting forth covenants, agreements and obligations of the City and Fidelity Security Life Insurance Company, Inc., and its affiliates or designees; authorizing the issuance of taxable industrial development review bonds in a maximum aggregate principal amount not to exceed \$84,000,000.00; authorizing and approving certain other documents; and authorizing certain other actions in connection with the issuance of said bonds.

Attachments: [No Fact Sheet](#)

HELD IN COMMITTEE

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 \(1\)](#)

210981 Accepting the recommendations of the Tax Increment Financing Commission as to the Sixth Amendment to the Arlington Road Tax Increment Financing Plan and approving the Sixth Amendment to the Arlington Road Tax Increment Financing Plan; directing the City Clerk to send a copy of this ordinance to Clay County.

Attachments: [Fact Sheet](#)
[210981 Fiscal Note](#)

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. 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
- 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

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.



File #: 211012

RESOLUTION NO. 211012

Approving applications to the United States Environmental Protection Agency for a Brownfields Community-wide Assessment Grant in the amount of \$500,000.00 and a Brownfields Site-specific Assessment Grant in the amount of \$200,000.00.

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the application to the U.S. Environmental Protection Agency (EPA) for a Brownfields Community-wide Assessment Grant (“Grant”) in the amount of \$500,000.00 for the assessment of brownfield sites located in Kansas City, Missouri, a copy of which, in substantial form is attached hereto, is hereby approved.

Section 2. That the application to the EPA for a Brownfields Site-specific Assessment Grant (“Grant”) in the amount of \$200,000.00 for the assessment of the Parade Park Homes site located in Kansas City, Missouri, a copy of which, in substantial form is attached hereto, is hereby approved.

..end

GENERAL

Ordinance Fact Sheet

Brief Title EPA Brownfields Community-Wide & Site-specific Grants **Approval Deadline** 11-11-21

Reason
To submit Brownfields Assessment grant proposals

Details

Reasons for Legislation

Approving applications to the United States Environmental Protection Agency for a Brownfields Community-wide Assessment Grant in the amount of \$500,000.00 and a Brownfields Site-specific Assessment Grant in the amount of \$200,000.00.

Discussion

(in including relationship to other Council actions)

Resolution authorizes the Director of the Department of City Planning & Development on behalf of the City of Kansas City, Missouri to submit applications to the U.S. EPA for a \$500,000 Brownfields Community-wide Assessment grant for the assessment of brownfield properties in Kansas City, Missouri; and a \$200,000 Brownfields Site-specific Assessment Grant for the assessment of the Parade Park Homes site in Kansas City, Missouri

Positions/Recommendations

Sponsor	
Programs, Departments or Programs Affected	City Planning and Development – Urban Redevelopment Division
Applicants/ Proponents	<p><i>Applicant</i></p> <p><i>City Department</i></p> <p>City Planning and Development - Brownfields Office</p> <p><i>Other</i></p>
Opponents	<p><i>Groups or Individuals</i></p> <p>None known</p> <p><i>Basis of opposition</i></p>
Staff Recommendation	<input checked="" type="checkbox"/> <i>For</i> <input type="checkbox"/> <i>Against</i> <i>Reason Against</i>
Board or Commission Recommendation	<p>By</p> <input type="checkbox"/> <i>For</i> <input type="checkbox"/> <i>Against</i> <input type="checkbox"/> <i>No action taken</i>
Council Committee Actions	<input type="checkbox"/> <i>Do pass</i> <input type="checkbox"/> <i>Do pass (as amended)</i> <input type="checkbox"/> <i>Committee Sub.</i> <input type="checkbox"/> <i>Without Recommendation</i> <input type="checkbox"/> <i>Hold</i> <input type="checkbox"/> <i>Do not pass</i>

Details

No local match is required. If awarded by EPA, the City will have an opportunity to enter into one or two federal grant cooperative agreements.

How will this contribute to a sustainable Kansas City?
 The proposals, if awarded, will lead to the beneficial reuse of previously contaminated properties within the City of Kansas City.

Policy/Program Impact

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

Finances

Cost & Revenue Projections	<i>Cost of Legislation</i> <u>\$0.00</u>
	<i>Increase/Decrease in Revenue Expected Annually</i>
	\$0.00
Fund Sources	

(Use this space for further discussion, if necessary)

Applicable Dates

November 11, 2021

Fact Sheet Prepared by:

Andrew J. Bracker, Brownfields Coordinator

Reviewed by:

Jeff Williams, City Planning and Development

Reference Numbers

1271-103 (6-74)



File #: 211013

ORDINANCE NO. 211013

Approving and designating Redevelopment Project G2 of the Arlington Road Tax Increment Financing Plan as a Redevelopment Project and adopting 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 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, As Amended, passed on June 18, 2015, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on December 10, 2015, the City Council passed Ordinance No. 140916, which approved the Arlington Road Tax Increment Financing Plan ("Redevelopment Plan") and designated the Redevelopment Area as a blighted area. The Plan has been amended five times; and

WHEREAS, a sixth amendment to the Arlington Road Tax Increment Financing Plan ("Redevelopment Plan") is pending before the City Council as Ordinance No. 210981; and

WHEREAS, the Redevelopment Plan, as amended contemplates the implementation of the Redevelopment Plan through twenty-four Redevelopment Projects and the adoption of tax increment financing in the area selected for such Redevelopment Project; 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 G2 legally described as follows:

A tract of land in the Southeast and Northeast Quarter of Section 3 and the Northwest Quarter of Section 2, Township 50 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and

described as TIF boundary as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 2; thence North 00°40'32" East, on the East line of said Southwest Quarter, 1,469.61 feet; thence leaving said East line, North 89°19'28" West, 2,948.32 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°25'30" West, 487.44 feet; thence North 00°43'54" East, 133.40 feet; thence North 89°39'05" West, 488.66 feet; thence North 00°43'54" East, 891.18 feet; thence South 89°39'05" East, 488.66 feet; thence North 00°43'54" East, 862.10 feet; thence South 89°19'48" East, 971.99 feet; thence South 00°40'12" West, 344.50 feet; thence North 89°19'48" West, 488.81 feet; thence South 00°35'13" West, 1,541.36 feet to the Point of Beginning. Containing 1,518,913 square feet or 34.87 acres, more or less. All lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88)

is approved and designated as the Arlington Road Tax Increment Financing Plan Redevelopment Project G2 (Project G2).

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project G2. After the total equalized assessed valuation of the taxable real property in Project G2 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project G2 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 G2 shall be allocated to and, when collected, shall be paid by the Clay County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. 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 G2 over and above the initial equalized assessed value of each such unit of property in the area selected for Project G2 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.

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 G2 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.

..end

Approved as to form and legality:

Emalea Black
Assistant City Attorney

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

211013



File #: 211016

ORDINANCE NO. 211016

Approving an Industrial Development Plan for Fidelity Security Life Insurance Company, Inc., a Missouri insurance company, and its affiliates or designees, for the purpose of acquiring, equipping and constructing a project for industrial development consisting of the construction, improvement and renovation of a headquarters facility for Fidelity Security Life Insurance Company, Inc., a Missouri insurance company, and its affiliates and designees, located at the intersection of 27th Street and Grand Boulevard in Kansas City, Missouri; authorizing and approving various agreements for the purpose of setting forth covenants, agreements and obligations of the City and Fidelity Security Life Insurance Company, Inc., and its affiliates or designees; authorizing the issuance of taxable industrial development review bonds in a maximum aggregate principal amount not to exceed \$84,000,000.00; authorizing and approving certain other documents; and authorizing certain other actions in connection with the issuance of said bonds.

WHEREAS, the City of Kansas City, Missouri, a constitutional charter city and municipal corporation of the State of Missouri (the "City") is authorized pursuant to the provisions of Article VI, Section 27(b) of the Missouri Constitution, as amended, and Sections 100.010 to 100.200, inclusive, of the Revised Statutes of Missouri, as amended, and the City of Kansas City Charter (collectively, the "Act"), to issue its revenue bonds for carrying out a project or projects under the Act, such revenue bonds to be paid solely from revenue received from such project, and to enter into a lease of certain property associated with the project to be financed with the proceeds of such revenue bonds with any person, firm or corporation; and

WHEREAS, the City has heretofore prepared and approved plans for the industrial development of the City and desires to approve an Industrial Development Plan (the "Plan") for the purpose of carrying out a development project (the "Project") for Fidelity Security Life Insurance Company, Inc., and its affiliates or designees (collectively, the "Company"); and

WHEREAS, the City intends to issue its Taxable Industrial Development Revenue Bonds (Fidelity Security Life Insurance Company, Inc. Project) (the "Bonds") in one or more series for the purpose of furthering the Project located at a site at the intersection of 27th Street and Grand Boulevard, Kansas City, Missouri (the "Project Site"); and

WHEREAS, pursuant to the City's direction to utilize Chapter 100 procedures for the Bonds and the Project, notice of the Project was given to the taxing jurisdictions in accordance with the procedures set forth in Section 100.059.1 of the Revised Statutes of Missouri; and

WHEREAS, the City Council has heretofore and does hereby find and determine that it is desirable for the economic development of the City and within the public purposes of the Act that the City Council approve a Chapter 100 Industrial Development Plan as proposed by the Company; and that the City issue the Bonds, as more fully described in the Indenture and in the Lease, as hereinafter defined and authorized, proceeds of which shall be used for the lease and construction of certain real property associated with the Project and which shall be located at the Project Site and conveyed to the City from CC main Property Holding, LLC (the "Project Site Owner") and leased from the City by the Company, with an option to purchase; and

WHEREAS, the principal amount of the Bonds will be issued in one or more series of taxable Chapter 100 industrial development bonds over a period of not to exceed fifteen (15) years following the issuance of each respective series, with not to exceed fifteen (15) years of real property ad valorem tax abatement at: (1) seventy percent (70%) for the first ten (10) years, and (2) thirty percent (30%) for the next succeeding five (5) years to the affected taxing jurisdictions during the term of the Bonds, which Bonds will be repaid solely by the Company under the terms of the Lease; and

WHEREAS, for a Chapter 100 bond issuance, the City Council has previously established a policy (Ordinance No. 041033) for the review and approval of such projects, one component of which suggests a maximum bond term of ten (10) years and another of which suggests payments-in-lieu of taxes (PILOTS) at a level of no less than fifty percent (50%) of the amount that would have been paid to the affected taxing jurisdictions on the property if it had been fully taxed during the term of the bonds, which policy the City hereby directs also be applied to bonds issued under the Constitutional Provisions, one component of which suggests a maximum bond term of 10 years; and

WHEREAS, the City Council has previously established a policy (Ordinance No. 160383) capping the amount of real property tax abatement for Chapter 100 projects at fifty percent (50%) for ten (10) years, which policy the City hereby directs also be applied to bonds issued under the Constitutional Provisions;

WHEREAS, the Council wishes in this instance to waive: (i) its Chapter 100 policy suggesting the maximum abatement period; and (ii) its Chapter 100 policy suggesting the minimum PILOT payment on behalf of the Project, and

WHEREAS, the Company has agreed to maintain certain levels of retained and/or created jobs/payroll in conjunction with the Project as required by City Council policy (which agreement will be memorialized in the Lease); and

WHEREAS, the principal amount of the Bonds will be advanced over a period of not to exceed fifteen (15) years following the commencement of the Project, and such property will be leased by the City to the Company for a period not to exceed fifteen (15) years,

commencing in the year of the first conveyance of such property to be financed by the Bonds to the City (subject to earlier termination as provided in the Lease); and

WHEREAS, the City finds and determines that it is necessary and desirable in connection with the Project to establish: (1) a 70% abatement of ad valorem real property taxes of the Project for the first ten (10) years following the commencement of the Project, with annual payments-in-lieu-of-taxes (PILOTS) equal to 30% of the real property taxes to the affected taxing jurisdictions that would have been payable had the real property been fully taxed; (2) a 30% abatement of ad valorem real property taxes of each phase of the Project for the next five (5) years, with annual payments-in-lieu-of-taxes (PILOTS) equal to 70% of the real property taxes to the affected taxing jurisdictions that would have been payable had the real property been fully taxed, all as described in the Plan; and (3) a sales tax exemption for construction materials purchased with the proceeds of the Bonds; and

WHEREAS, the City further finds and determines that it is necessary and desirable in connection with the Project and the issuance of the Bonds that the City enter into certain documents, and that the City take certain other actions and approve the execution of certain other documents as herein provided; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Approval of Plan. The City Council hereby finds and determines that the Project will promote the economic well-being and industrial development of the City and the Project will be in furtherance of the public purposes set forth in the Act. The City Council hereby approves the Plan for the Project, which includes the following provisions:

(a) Construction, improvement and renovation of a headquarters facility for the Company, consisting of approximately 160,400 square feet of office space and a 400-space structured parking garage;

(b) A total estimated project cost of approximately \$84,000,000.00 to fund the construction, improvement and renovation of the Project; and

(c) The costs for the real property will be funded from proceeds of the sale of up to \$84,000,000.00 maximum principal amount of Taxable Industrial Development Revenue Bonds to be issued by the City and purchased by the Company or other purchaser designated by the Company.

Section 2. Authorization of Documents. The City is hereby authorized to enter into the following documents (the "City Documents"), in such form as shall be approved by the officials of the City executing such documents, such officials' signatures thereon being conclusive evidence of their approval thereof:

(a) One or more Trust Indentures (collectively, the “Indenture”), between the City and the trustee named therein (the “Trustee”), pursuant to which the Bonds shall be issued and the City shall pledge the Project and assign certain of the payments, revenues and receipts received pursuant to the Lease to the Trustee for the benefit and security of the owners of the Bonds upon the terms and conditions as set forth in the Indenture;

(b) One or more Lease Agreements (collectively, the “Lease”), between the Company, the City and/or the Project Site Owner, under which the City will acquire the Project and will lease the Project to the Company pursuant to the terms and conditions in said Lease, in consideration of rental payments by the Company which will be sufficient to pay the principal of, premium, if any, and interest on the Bonds;

(c) Purchase Agreements, as defined below, under which the purchaser named therein agrees to purchase the Bonds; and

(d) Pre-Development Agreement, but only following the successful negotiation by the City of retained and/or created jobs/payroll in conjunction with the Project, which Pre-Development Agreement will provide for the issuance of a sales tax exemption certificate by the City to the Company prior to the issuance of the Bonds but in no event will such sales tax exemption certificate be issued any earlier than January 31, 2022.

Section 3. Authorization of the Bonds. The City is hereby authorized to issue and sell its Taxable Industrial Development Revenue Bonds (Fidelity Security Life Insurance Company, Inc. Project), in one or more series, in a maximum principal amount not to exceed \$84,000,000.00, for the purpose of providing funds for certain real property associated with the Project. The Bonds shall be issued and secured pursuant to the herein authorized Indenture and shall bear such date, shall mature at such time, shall be in such denominations, shall bear interest at such rates, shall be in such form, shall be subject to redemption and other terms and conditions, and shall be issued in such manner, subject to such provisions, covenants and agreements, as are set forth in the Indenture.

Section 4. Issuance of First Series of Bonds. The first series of Bonds approved by the City under this ordinance must be issued no later than one (1) year following the date of the final authentication and approval of this Ordinance by the City.

Section 5. Sale and Terms of Bonds; Authorization and Execution of Bond Purchase Agreement. The Bonds will be sold to the Company or other purchaser under the terms of one or more Bond Purchase Agreements, between the City and the Company or other purchaser identified therein (collectively, the “Purchase Agreements”). The maximum aggregate principal amount of the Bonds shall be \$84,000,000.00; the interest rate on the Bonds shall not exceed five point zero percent (5.0%); principal shall be payable at maturity; and the maturity date of the Bonds will be consistent with the term of the *ad valorem* real property tax abatement, but in no event shall the final maturity date of the Bonds be later than December 1, 2040; provided that, no series of Bonds shall remain outstanding for longer than fifteen (15) years after the issuance of such series; the Bonds shall be purchased at one hundred percent (100%) of the principal amount

thereof; and the Bonds may be redeemed at any time at a redemption price equal to the principal amount thereof plus accrued interest. The Director of Finance or the City Treasurer is each authorized to execute the Purchase Agreement for and on behalf of and as the act and deed of the City.

Section 6. Limitation on Liability. The Bonds and the interest thereon shall be limited obligations of the City payable solely out of certain payments, revenues and receipts derived by the City from the Lease described herein, and such payments, revenues and receipts shall be pledged and assigned to the Trustee as security for the payment of the Bonds as provided in the Indenture. The Bonds and the interest thereon shall not constitute indebtedness within the meaning of any constitutional or statutory debt limitation or restriction, and are not payable in any manner by taxation.

Section 7. Creation of Bond Fund. The City is hereby authorized to establish with the Trustee pursuant to the Indenture, a special trust fund in the name of the City to be designated the "City of Kansas City, Missouri, Bond Fund – Fidelity Security Life Insurance Company, Inc. Project," and the City shall cause all sums required by the Indenture to be deposited therein and shall create all accounts therein required by the Indenture.

Section 8. Execution of Documents. The Mayor is hereby authorized and directed to execute the Bonds and to deliver the Bonds to the Trustee for authentication for and on behalf of and as the act and deed of the City in the manner provided in the Indenture. The Director of Finance is hereby authorized and directed to execute the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk or a deputy City Clerk, of the City is hereby authorized and directed to attest to and affix the seal of the City of the Bonds and the City and the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 9. Further Authority. The Mayor, Director of Finance and other officials, agents and employees of the City as required, are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the City with respect to the Bonds, the City Documents, and tax redirection.

..end

Approved as to form and legality:

Katherine Chandler
Assistant City Attorney

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

211016



File #: 200810

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

Approved as to form and legality:

Eluard Alegre
Assistant City Attorney

GENERAL

200810

Ordinance Fact Sheet

Ordinance Number

Brief Title HEALTH SCIENCES
 Approval Deadline _____
 Reason _____
COMMUNITY IMPROVEMENT DISTRICT

Details

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.

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.

Positions/Recommendations	
Sponsor	
Programs, Departments, or Groups Affected	City Planning & Development Department
Applicants / Proponents	<p>Applicant</p> <p>City Department City Planning & Development Department</p> <p>Other</p>
Opponents	<p>Groups or Individuals</p> <p>None Known</p> <p>Basis of opposition</p>
Staff Recommendation	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>By</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>
Council Committee Actions	<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

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

Finances

Cost & Revenue Projections -- Including Indirect Costs	None
Financial Impact	NA
Fund Source (s) and Appropriation Account Codes	NA
Is this Ordinance or Resolution Good for the Children?	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



File #: 210981

ORDINANCE NO. 210981

Accepting the recommendations of the Tax Increment Financing Commission as to the Sixth Amendment to the Arlington Road Tax Increment Financing Plan and approving the Sixth Amendment to the Arlington Road Tax Increment Financing Plan; directing the City Clerk to send a copy of this ordinance to Clay County.

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 City Council, by Committee Substitute for Ordinance No. 140916, accepted the recommendations of the Tax Increment Financing Commission of Kansas City, Missouri ("Commission") and approved the Arlington Road Tax Increment Financing Plan ("Plan") and designated a Redevelopment Area, and has since been amended five times; and

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

WHEREAS, after all proper notice was given, the Commission met in public hearing regarding the Sixth Amendment on October 12, 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 Sixth Amendment to the Redevelopment Plan; and

WHEREAS, the Sixth Amendment to the Plan provides for (a) The addition of the legal description for Project G2, (b) Modifications to the site map, (c) Modifications to the public improvements, (d) Modifications to the budget, and (e) Modifications to the Redevelopment Schedule; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Commission concerning the Sixth Amendment to the Redevelopment Plan as set forth in the resolution are hereby accepted and the

Sixth Amendment, a copy of which is attached hereto, is hereby approved and adopted as valid and the Redevelopment Projects 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 Sixth Amendment and apply equally to the Sixth Amendment;
- (b) The Redevelopment Area as a whole is an economic development area, as defined by the Act, and such redevelopment is in the public interest because it will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest; and
- (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 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.
- (d) 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;
- (e) A plan has been developed for relocation assistance for businesses and residences;
- (f) 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
- (g) The Redevelopment Plan does not include the initial development or redevelopment of any gambling establishment.
- (h) A study has been completed and the findings of such study satisfy the requirements provided under subdivision (4) 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 Arlington Road Tax Financing Plan Account of the Special Allocation Fund to finance Redevelopment Project Costs identified by the Plan 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 take all such further actions as are reasonably necessary to achieve the objectives of the Plan. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 to 99.865 of the Act, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 5. That the City Council approves the pledge of all funds that are deposited into the Arlington Road Tax Increment Financing Plan Account of the Special Allocation Fund to the payment of Redevelopment Project Costs within the Redevelopment Area and authorizes the Commission to pledge such funds on its behalf.

Section 6. That the City Clerk is directed to send a copy of this ordinance to Clay County.

..end

Approved as to form and legality:

Katherine Chandler
Assistant City Attorney

GENERAL

Ordinance Fact Sheet

210981

Ordinance Number 180222

Brief Title Arlington Road - Sixth Amendment	Approval Deadline	Reason
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Details

Specific Address
The redevelopment area is 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 (the "Redevelopment Area").

Reason For Legislation
The Sixth Amendment to the Plan provides for (a) The addition of the legal description for Project G2, (b) Modifications to the site map, (c) Modifications to the public improvements, (d) Modifications to the budget, and (e) Modifications to the Redevelopment Schedule

Discussion
The Arlington Road Tax Increment Financing Plan (the "Plan") contemplates the construction of certain road and infrastructure improvements in an above and below ground development.

The Sixth Amendment to the Plan provides for the following:
(a) Adds a legal description for Project Area G2.
(b) Allows for 752,000 sq ft of new industrial space in the underground.
(c) \$4.7 million is to be allocated to Improvement #9 for electrical utility infrastructure.
(d) Reallocates \$6.5 million of interest expense to other budget line items. \$1.8 million for engineering and other soft costs.
This utility infrastructure is for the growing demands of e-commerce, advanced manufacturing and data centers.
The reallocation does not affect the total Reimbursable Project Costs. They remain the same.

Positions/Recommendations

Sponsor	
Programs, Departments, or Groups Affected	Council District 1: In District: Heather Hall, At Large: Kevin O'Neill; NKC Schools; Clay County
Applicants / Proponents	<p>Applicant Tax Increment Financing Commission</p> <p>City Department</p> <p>Other</p> <p>Basis of opposition</p>
Staff (TIF Staff) Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	<p>By Tax Increment Financing Commission</p> <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
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

(Continued on reverse side)

Details

Statutory Findings: It is Staff's recommendation that the Sixth Amendment does not alter the previous required statutory findings made by the Commission and the City.

Recommendation: Approval of the Sixth 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	The Sixth Amendment to the Arlington Road Tax Increment Financing Plan does not affect total reimbursible project costs.
Financial Impact	The Sixth Amendment to the Arlington Road Tax Increment Financing Plan does not affect total reimbursible project costs.
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

Applicable Dates:

Fact Sheet Prepared by:

David Leader, Development Services Specialist, Economic Development Corporation of Kansas City, MO

Reviewed by:

Reference Numbers

LEGISLATIVE FISCAL NOTE	LEGISLATION NUMBER:	210981
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LEGISLATION IN BRIEF:
 Accepting the recommendations of the Tax Increment Financing Commission as to the Sixth Amendment to the Arlington Road Tax Increment Financing Plan and approving the Sixth Amendment to the Arlington Road Tax Increment Financing Plan; directing the City Clerk to send a copy of this ordinance to Clay County.

What is the purpose of this legislation? LEGISLATIVE

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

	<input type="button" value="NO"/>	Yes/No

See Section 00: " Notes" Below
Section 00: Notes:

This legislation approves the Sixth Amendment to the Arlington Road TIF Plan. The total reimbursable project costs are not affected. The net fiscal impact of this legislation should be zero.

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

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

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

NET IMPACT ON OPERATIONAL BUDGET

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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
TOTAL REV		-	-	-	-	-	-	-

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
TOTAL EXP		-	-	-	-	-	-	-

NET Per-YEAR IMPACT	-	-	-	-	-	-	-	-
NET IMPACT (SIX YEARS)	-							

REVIEWED BY Tanner Owens, OMB DATE 11/1/2021