



Agenda

Neighborhood Planning and Development Committee

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

Wednesday, February 2, 2022

1:30 PM

Virtual Meeting

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>

Beginning of Consent(s)

[220089](#)

Approving the plat of Staley Corners West First Plat, an addition in Clay County, Missouri, on approximately 9.42 acres generally located at the northwest corner of N.E. Barry Road and N. Indiana Avenue, creating 3 lots and 1 tract for the purpose of creating a 3 lot commercial subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00043)

Attachments: [2021-00043 Ordinance Fact Sheet](#)

[220093](#) Approving the plat of Lakes at Hunters Glen - Second Plat, an addition in Clay County, Missouri, on approximately 21.76 acres generally located at the east of N. Stark Avenue and north of N.E. Pawpaw Drive, creating 59 lots and 1 tract for the purpose of creating a 59 lot single family subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents.
(CLD-FnPlat-2021-00007)

Attachments: [2021-00009 Ordinance Fact Sheet](#)

[220094](#) Approving the plat of Bennett Packaging, an addition in Jackson County, Missouri, on approximately 43.0528 acres generally located at the southwest corner of Highway 40 and Noland Road, creating 4 lots and 1 tract for the purpose of creating a 4 lot commercial subdivision; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents.
(CLD-FnPlat-2021-00046)

Attachments: [2021-00046 Ordinance Fact Sheet](#)

[220095](#) Approving the plat of Staley Shire, an addition in Clay County, Missouri, on approximately 24.50 acres generally located at the southeast corner of N.E. 113th Terrace and N.E. Reinking Road, creating 44 lots and 6 tracts for the purpose of creating a 44 lot single family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00047)

Attachments: [2021-00047 Ordinance Fact Sheet](#)

[220096](#) Approving the plat of The Reserve at Riverstone - Fifth Plat, an addition in Platte County, Missouri, on approximately 18.96 acres generally located at on the north side of Highway 152 approximately 1,500 feet east of N. Amity Avenue, creating 47 lots and 2 tracts for the purpose of creating a 47 lot single family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00039)

Attachments: [2021-00039 Ordinance Fact Sheet](#)

End of Consent(s)

Lucas and Barnes Jr.

- [220072](#) Authorizing the City Manager to execute a development agreement with 18th and Vine Developers, LLC for property located generally in the area bounded by 18th street to the north, Vine Street to the east, 19th Street to the south, and Paseo to the west.

Attachments: [No Fact Sheet](#)

- [220077](#) Accepting and approving a one-year grant award in the amount of \$1,417,217.00 from the U.S. Department of Health and Human Services to provide funding for Ryan White Part A and Minority AIDS Initiative services in Kansas City, Missouri.

Attachments: [Ryan White Part A MAI \(Partial\) FY22 - Fact Sheet](#)
[Ryan White Part A MAI \(Partial\) FY22 - Fiscal Note](#)
[Ryan White Part A MAI \(Partial\) FY22 - Budget](#)

Shields

- [220087](#) Approving the petition to establish the 906 Grand Community Improvement District; establishing the 906 Grand Community Improvement District generally located at E. 9th Street and Grand Boulevard in Kansas City, Jackson County, Missouri; determining the 906 Grand Community Improvement District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; 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 and state auditor.

Attachments: [906 Grand CID ORD FACT SHEET](#)

- [220088](#) Approving the petition to establish the Tiffany Square East Community Improvement District; establishing the Tiffany Square East Community Improvement District generally located at N. Ambassador Drive and N.W. 88th Street in Kansas City, Platte County, Missouri; determining the Tiffany Square East Community Improvement District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; 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 and state auditor.

Attachments: [Tiffany Square East CID ORD FACTSHEET](#)

[220090](#) Accepting the recommendations of the Tax Increment Financing Commission of Kansas City as to the Seventh Amendment to the Arlington Road Tax Increment Financing Plan; approving the Seventh Amendment to the Arlington Road Tax Increment Financing Plan; and directing the City Clerk to transmit copies of this Ordinance

Attachments: [220090](#)
[Fiscal Note](#)

[220091](#) Approving and designating Redevelopment Project Area 5 of the Arlington Road Tax Increment Financing Plan as a Redevelopment Project Area; and adopting tax increment financing therefore.

Attachments: [FACT SHEET](#)
[Fiscal Note 220091](#)

[220092](#) Approving and designating Redevelopment Project Area 7 of the Arlington Road Tax Increment Financing Plan as a Redevelopment Project Area; and adopting tax increment financing therefore.

Attachments: [220092](#)
[Fiscal Note 220092](#)

[220097](#) Approving a council approved signage plan pursuant to Section 88-445-11, in District MPD (Master Planned Development), for the Bally's Kansas City Casino on about 30 acres in an area generally bordered by the Missouri River on the north, Front Street on the south and I-29/ I-35 on the west, to allow for a digital sign. (CD-CPC-2021-00175)

Attachments: [CD-CPC-2021-00175 FACTSHT](#)

Robinson and Ellington

[220101](#) Directing the City Manager to reject all proposals received under Request for Proposals RE1025; and directing the City Manager to issue a new Request for Proposals for the development of certain properties located in the block directly southwest of the intersection of E 18th Street & Vine Street in Kansas City, Jackson County, Missouri. ****Hold for 1 Week****

Attachments: [No Fact Sheet](#)

HELD IN COMMITTEE

- [160252](#) Approving and designating Redevelopment Project 3 of the Arlington Road Tax Increment Financing Plan as a Redevelopment Project; and adopting tax increment financing therefor.

Attachments: [160252 Fact Sheet](#)

Bough

- [211122](#) Amending Chapter 88, Code of Ordinances, by repealing Section 88-605-03, Street Naming Committee, and enacting in lieu thereof a new section of like number and subject matter for the purpose of requiring City Council approval for the renaming of streets.

Attachments: [CD-CPC-2021-00204 Fact Sheet](#)

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 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.

Adjournment



File #: 220089

ORDINANCE NO. 220089

Approving the plat of Staley Corners West First Plat, an addition in Clay County, Missouri, on approximately 9.42 acres generally located at the northwest corner of N.E. Barry Road and N. Indiana Avenue, creating 3 lots and 1 tract for the purpose of creating a 3 lot commercial subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00043)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Staley Corners West First Plat, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention and BMP Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on November 16, 2021.

..end

Approved as to form and legality:

Eluard Alegre
Assistant City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220089

Ordinance Number

Brief Title

Approving the plat of Staley Corners West First Plat, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 9.42 acres generally located at the NW corner of N.E. Barry Road and N. Indiana Ave, creating 3 lots and 1 tract.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Staley Corners LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 3 lot commercial subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 1(CL) O’Neill-Hall Other districts (school, etc.) North Kansas City 250</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Committee Substitute No. 200183 on March 26, 2020 allowed for Rezoning and Development Plan/Preliminary Plat for the Staley Corners Development Plan. The proposed request is in substantial conformance to the controlling plan.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Staley Corners LLC City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission November 16, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><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>

Details

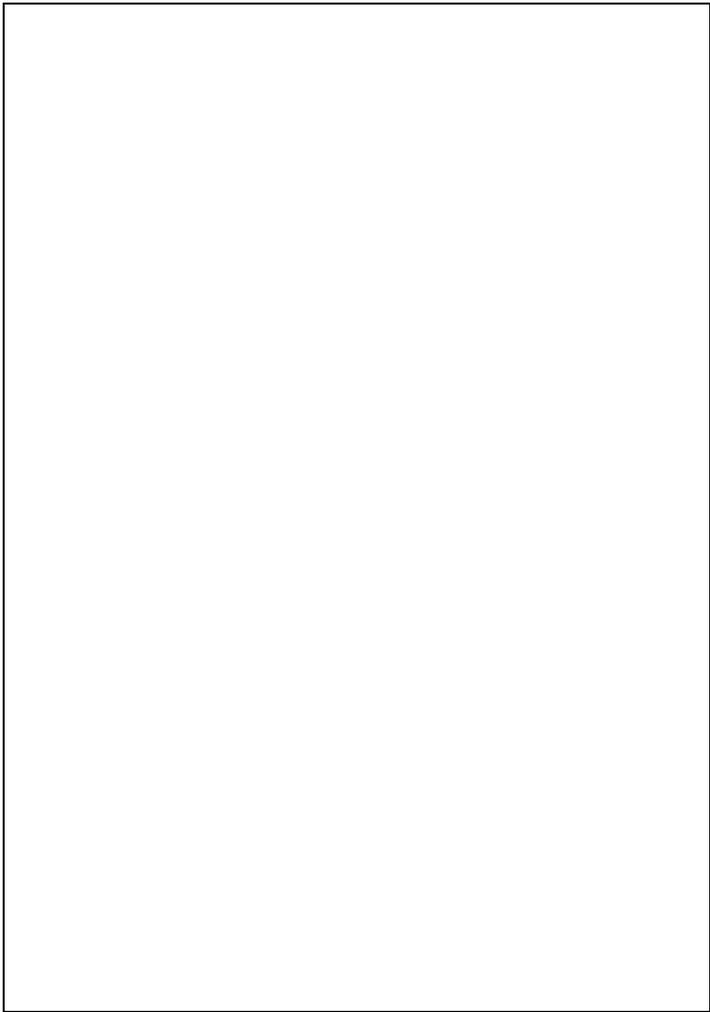
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Policy / Program Impact

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

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of public and private improvements for a 3 lot commercial development, one private open space/detention tract on 31 acres of previously undeveloped property. The storm water detention facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: January 24, 2022

Reviewed by:
Joe Rexwinkle
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00043



File #: 220093

ORDINANCE NO. 220093

Approving the plat of Lakes at Hunters Glen – Second Plat, an addition in Clay County, Missouri, on approximately 21.76 acres generally located at the east of N. Stark Avenue and north of N.E. Pawpaw Drive, creating 59 lots and 1 tract for the purpose of creating a 59 lot single family subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00007)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Lakes at Hunters Glen – Second Plat, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on June 1, 2021.

..end

Approved as to form and legality:

Eluard Alegre
Assistant City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220093

Ordinance Number

Brief Title

Approving the plat of Genesis Place Estates – Second Plat, an addition in Kansas City, Platte County, Missouri

<p>Specific Address Approximately 20 acres generally located north of N. Adrian Ave. and N.W. Old Stagecoach Road, creating 73 lots and 1 tract.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Green Hills Investors LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 73 lot single family home subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 2(PL) Fowler - Loar Other districts (school, etc.) Platte County R-III</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Case No. CD-CPC-2020-00042 – Ordinance No. 200368 passed by City Council on 5/21/2020, approved an amendment to adjust the phasing of a previously approved preliminary development plan in districts R-2.5 and R-6 on approximately 246 acres generally located at the northeast corner of N. Green Hills Road and NW Tiffany Springs Road.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Green Hills Investors LLC City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission May 18, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><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>

Details

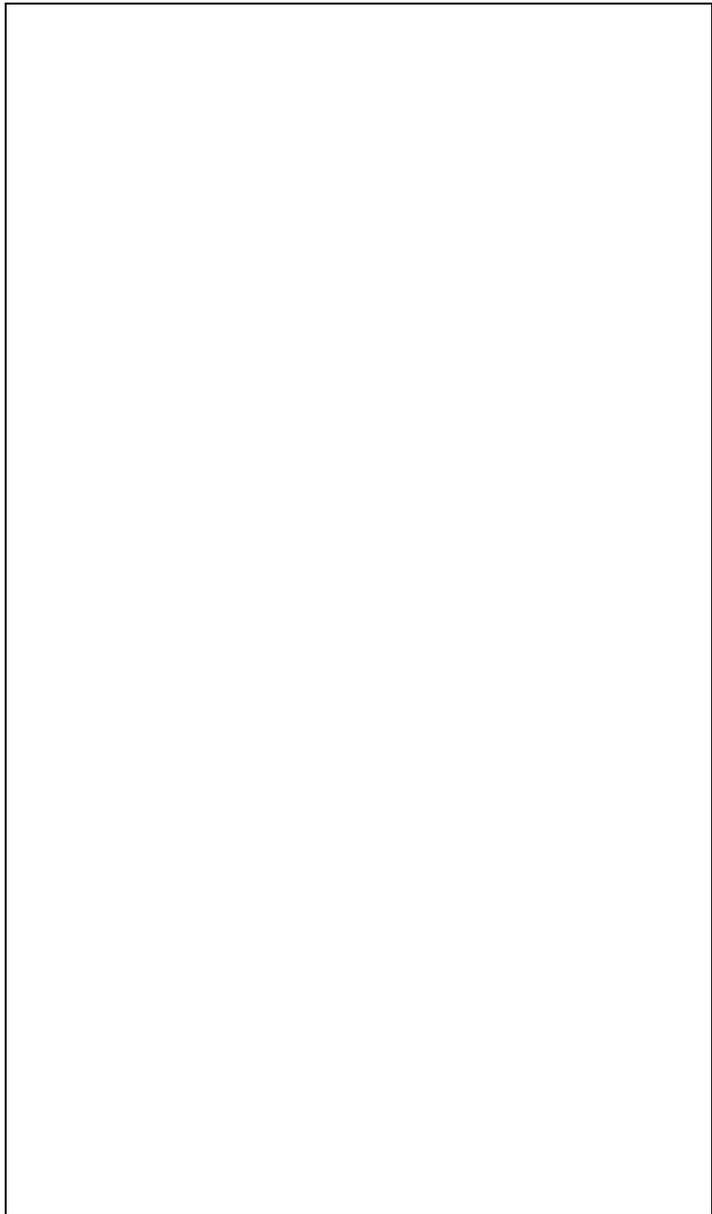
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Policy / Program Impact

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

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of public and private improvements for a 73 lot single-family residential development on approximately 20 acres of previously undeveloped property. There is also an existing stormwater detention facility constructed by an earlier plat. These facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: December 29, 2021

Reviewed by:
Joseph Rexwinkle
Development Management Division (DMD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00009



File #: 220094

ORDINANCE NO. 220094

Approving the plat of Bennett Packaging, an addition in Jackson County, Missouri, on approximately 43.0528 acres generally located at the southwest corner of Highway 40 and Noland Road, creating 4 lots and 1 tract for the purpose of creating a 4 lot commercial subdivision; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00046)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Bennett Packaging, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 4. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 5. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Jackson County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on December 7, 2021.

..end

Approved as to form and legality:

Eluard Alegre
Assistant City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220094

Ordinance Number

Brief Title

Approving the plat of Bennett Packaging, an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 43.0528 acres generally located at the southwest corner of Hwy 40 and Noland Road, creating 4 lots and 1 tract.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Blue Heron Investments, LLC in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 3 lot commercial subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide</p> <p>Council District(s) 5(JA) Barnes – Parks Shaw</p> <p>Other districts (school, etc.) Raytown 150</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>Related Relevant Cases Case No. 7909-UR-9 – Ordinance No. 150764 passed by City Council on September 10, 2015, rezoned about 33 acres generally located at the southwest quadrant of US 40 Hwy and Noland Road, from District B 2-2 (Neighborhood Business 2), to District UR (Urban redevelopment district) and the approved of a development plan to allow for a manufacturing use.</p> <p>CONTROLLING CASE Case No. CD-CPC-2019-00198 – Ordinance No. 200695 passed by City Council in 2020, rezoned about 5 acres from District B2-2 (Neighborhood Business 2) to District UR (Urban Redevelopment), for the purpose of approving an amended UR Plan on 38 acres to allow for the adaptive reuse of a blighted shopping center for the Bennett Packaging Corporate Campus.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Blue Heron Investments LLC,</p> <p>City Department City Planning and Development</p> <p>Other</p>
<p>Opponents</p>	<p>Groups or Individuals None Known</p> <p>Basis of Opposition</p>	
<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>	
<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission December 7, 2021</p> <p><input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>	
<p>Council Committee Actions</p>	<p><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>	

Details

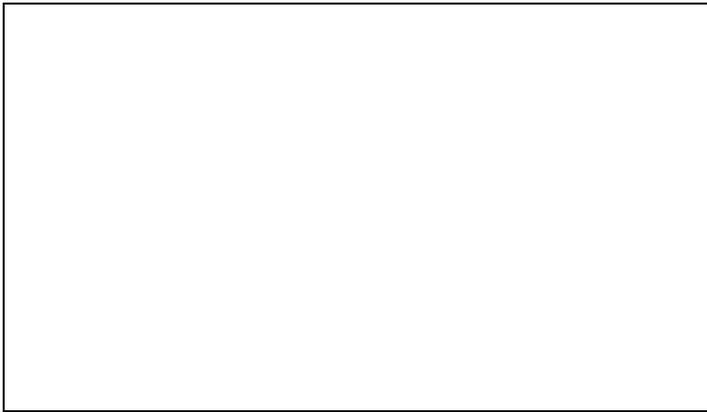
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Policy / Program Impact

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

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	This project consists of public and private improvements for a commercial development on a previously developed site to create four commercial lots. The peak rate of storm water discharge and total runoff volume discharging to the public storm sewers will be reduced after development. Written by Lucas Kaspar, PE
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:

Thomas Holloway

Date: January 24, 2022

Reviewed by:

Joe Rexwinkle

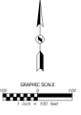
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00046

Final Plat of:
BENNETT PACKAGING
 A REPLAT OF PLAZA 40 SHOPPING CENTER, PHASES 1 AND 2,
 IN THE CITIES OF KANSAS CITY AND INDEPENDENCE,
 JACKSON COUNTY, MISSOURI

DRAFT

ACCESS AND UTILITY EASEMENTS DIMENSION DETAIL
 (See Sheet 1 for Plat Boundary and Lot Detail; See Sheet 2 for Dedication and Notes)



- LEGEND**
- Right-of-Way
 - All Length
 - Chain Bearing
 - Chain Distance
 - Right of Way
 - Center Line

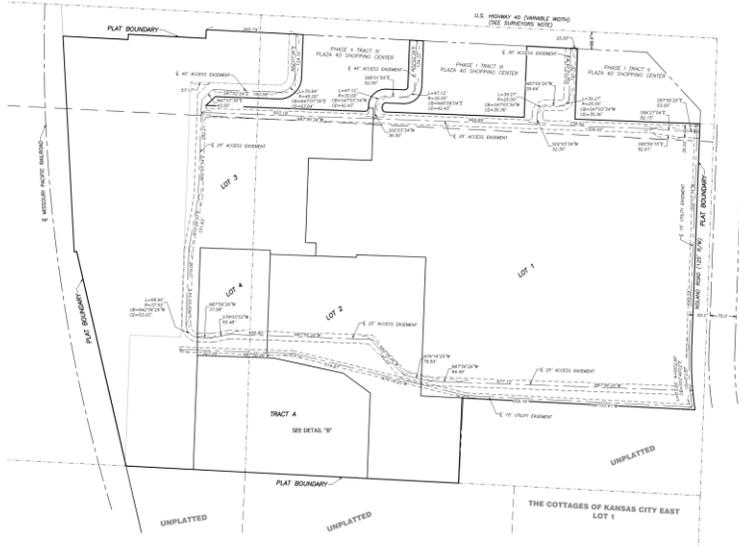


Sheet	Description	Date	Checked
1			
2			
3			
4			

BHC
 BENNETT PACKAGING
 4800 WOLAND ROAD
 KANSAS CITY, MISSOURI 64113

Final Plat of BENNETT PACKAGING
 A REPLAT OF PLAZA 40 SHOPPING CENTER
 PART OF THE SW 1/4, SEC. 26 - T45S - R20W
 IN THE CITIES OF KANSAS CITY AND INDEPENDENCE,
 JACKSON COUNTY, MISSOURI

Project No. 201701
 Plat No. 201701
 Date: 11/13/17
 Scale: AS SHOWN



EASEMENT NOTES

Where a portion of an easement is shown, the dimensions shown are along the center line. To ensure the width boundaries of the easements, the center line shall be offset half the width of the easement on each side of the center line. The center line shall be shown with an arrow pointing to the center line. The center line shall be shown with an arrow pointing to the center line. The center line shall be shown with an arrow pointing to the center line. The center line shall be shown with an arrow pointing to the center line.

Final Plat of:
BENNETT PACKAGING
 A REPLAT OF PLAZA 40 SHOPPING CENTER, PHASES 1 AND 2,
 IN THE CITIES OF KANSAS CITY AND INDEPENDENCE,
 JACKSON COUNTY, MISSOURI

DRAFT

STORM, SANITARY, GAS & PEDESTRIAN EASEMENTS DIMENSION DETAIL
 (See Sheet 1 for Plat Boundary and Lot Detail; See Sheet 2 for dedication and Notes)



- LEGEND**
- Right-of-Way
 - All Length
 - Chain Bearing
 - Chain Distance
 - Right of Way
 - Center Line

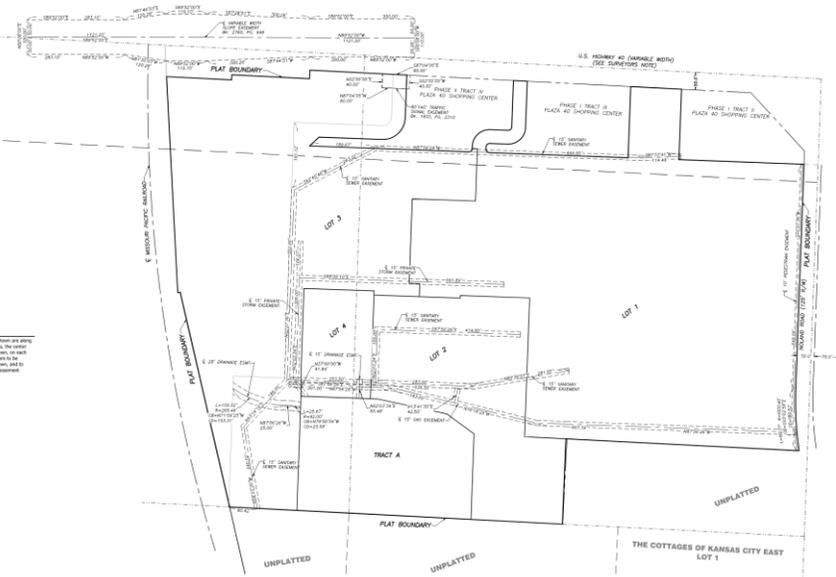


Sheet	Description	Date	Checked
1			
2			
3			
4			

BHC
 BENNETT PACKAGING
 4800 WOLAND ROAD
 KANSAS CITY, MISSOURI 64113

Final Plat of BENNETT PACKAGING
 A REPLAT OF PLAZA 40 SHOPPING CENTER
 PART OF THE SW 1/4, SEC. 26 - T45S - R20W
 IN THE CITIES OF KANSAS CITY AND INDEPENDENCE,
 JACKSON COUNTY, MISSOURI

Project No. 201701
 Plat No. 201701
 Date: 11/13/17
 Scale: AS SHOWN



EASEMENT NOTES

Where a portion of an easement is shown, the dimensions shown are along the center line. To ensure the width boundaries of the easements, the center line shall be offset half the width of the easement on each side of the center line. The center line shall be shown with an arrow pointing to the center line. The center line shall be shown with an arrow pointing to the center line. The center line shall be shown with an arrow pointing to the center line. The center line shall be shown with an arrow pointing to the center line.



File #: 220095

ORDINANCE NO. 220095

Approving the plat of Staley Shire, an addition in Clay County, Missouri, on approximately 24.50 acres generally located at the southeast corner of N.E. 113th Terrace and N.E. Reinking Road, creating 44 lots and 6 tracts for the purpose of creating a 44 lot single family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00047)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Staley Shire, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention and BMP Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on December 7, 2021.

..end

Approved as to form and legality:

Eluard Alegre
Assistant City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220095

Ordinance Number

Brief Title

Approving the plat of Staley Shire, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 24.50 acres generally located at the southeast corner of Northeast 113th Terrace and Northeast Reinking Road, creating 44 lots and 6 tracts.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Miles Properties LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to Create a 44 Lot single family home subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 1(CL) O'Neill - Hall Other districts (school, etc.) North Kansas City 250</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE CD-CPC-2021-00064 & CD-CPC-2021-00066: Ordinance NO. 210567- On July 1, 2021 City Planning Commission approved a development plan and a rezoning on a 24.5-acre tract generally located on the east side of Northeast Reinking Road between 113th Terrace on the north and Northeast 108th Street on the south (11201 N.E. reinking Road from District R-80 to District R-7.5. The development plan served as a preliminary plat to create 7 single family residential lots and 7 tracts.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Miles Properties LLC City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission December 7, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><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>

Details

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Policy / Program Impact

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

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

	<p>How will this contribute to a sustainable Kansas City?</p>	<p>This project consists of public and private improvements for a 47 lot single-family residential development, one private open space tract, and four detention tracts on 24.5 acres of previously undeveloped property. These facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
--	--	--

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: January 24, 2022

Reviewed by:
Joe Rexwinkle
City Planning & Development

Reference or Case Numbers:



File #: 220096

ORDINANCE NO. 220096

Approving the plat of The Reserve at Riverstone – Fifth Plat, an addition in Platte County, Missouri, on approximately 18.96 acres generally located at on the north side of Highway 152 approximately 1,500 feet east of N. Amity Avenue, creating 47 lots and 2 tracts for the purpose of creating a 47 lot single family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00039)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of The Reserve at Riverstone – Fifth Plat, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention and BMP Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Platte County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on November 16, 2021.

..end

Approved as to form and legality:

Eluard Alegre
Assistant City Attornet

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220096

Ordinance Number

Brief Title

Approving the plat of The Reserve at Riverstone – Fifth Plat, an addition in Kansas City, Platte County, Missouri

<p>Specific Address Approximately 18.86 acres generally located on the north side of Highway 152 approximately 1,500 feet east of N. Amity Ave, creating 47 lots and 2 tracts.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Hunt Midwest Real Estate Development, Inc. in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 47 lot single family home subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 2(PL) Loar - Fowler Other districts (school, etc.) Park Hill</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Ordinance No. 061139 on November 2, 2006 allowed for Rezoning and Development Plan/Preliminary Plat for the Reserve at Riverstone single family subdivision. The proposed request is in substantial conformance to the controlling plan.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Hunt Midwest Real Estate Development Inc. City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission November 16, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><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>

Details

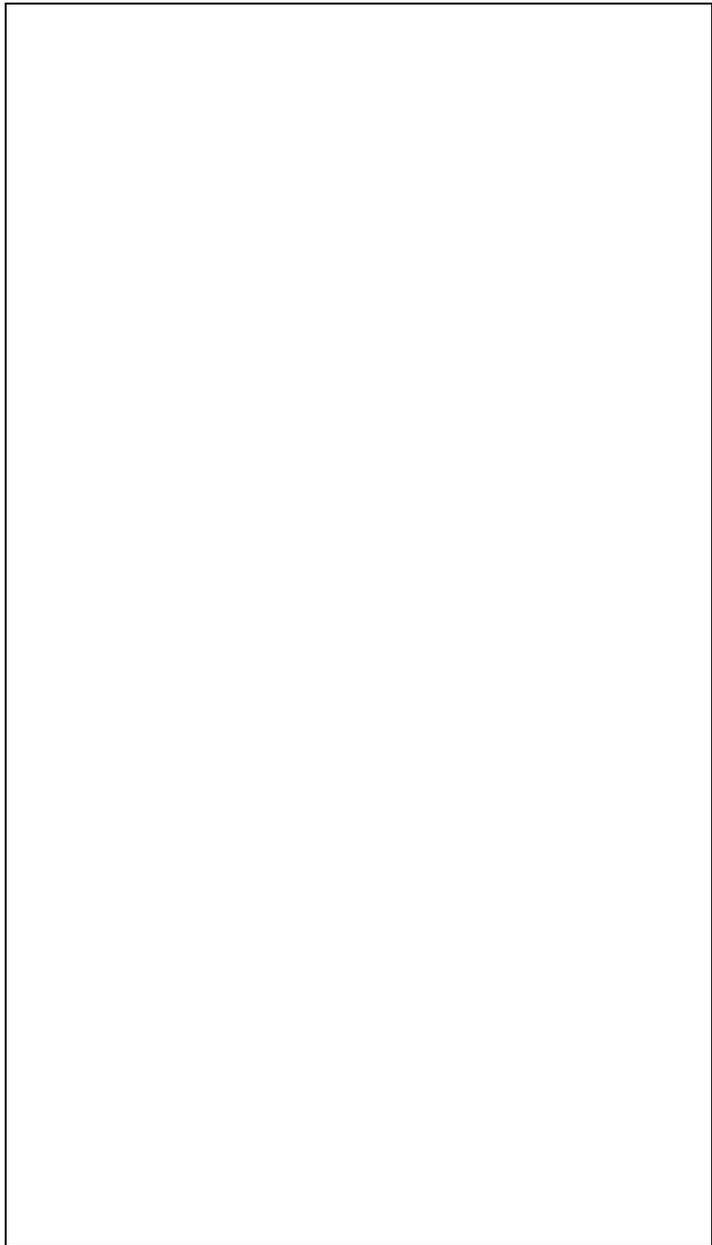
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Policy / Program Impact

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

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of public and private improvements for a 47 lot single-family residential development, and one private open space tracts on 19 acres of previously undeveloped property. There is also an existing storm water detention facility constructed by an earlier plat. These facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
---	---

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: January 24, 2022

Reviewed by:
Lucas Kaspar, PE,
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00039



File #: 220072

ORDINANCE NO. 220072

Authorizing the City Manager to execute a development agreement with 18th and Vine Developers, LLC for property located generally in the area bounded by 18th street to the north, Vine Street to the east, 19th Street to the south, and Paseo to the west.

WHEREAS, the City of Kansas City, Missouri owns certain properties located in west side of Vine Street in between 18th and 19th Streets and the south side of 18th Street between Paseo and Vine; and

WHEREAS, the City issued a Request for Proposals on June 30, 2020, soliciting proposals for the development of properties in the block directly southwest of the intersection of 18th and Vine in Kansas City for new residential and commercial construction to reinforce redevelopment of the 18th and Vine Historic District; and

WHEREAS, on September 15, 2020, the 18th & Vine Development Policy Committee (“Committee”) voted to recommend the project proposed jointly by McCormack Baron Salazar, Taliaferro & Browne Real Estate -18th & Vine, LLC and 1900 Vine LLC (“Project”); and

WHEREAS, the City Council adopted Resolution No. 200840 on October 1, 2020, accepting the recommendation of the Committee and authorizing the City Manager to negotiate a development agreement and real estate sales or lease contract for the Project; and

WHEREAS, McCormack Baron Salazar, Taliaferro & Browne Real Estate -18th & Vine, LLC and 1900 Vine LLC have formed 18th & Vine Developers, LLC; and

WHEREAS, the City, and 18th & Vine Developers, LLC have now negotiated a development agreement for the sale of the Property to 18th and Vine Developers, LLC and development of the Property NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY

Section 1. That the City Manager or designee is hereby authorized to execute a development agreement with the 18th and Vine Developers, LLC for sale and development of the Property and to execute such amendments from time to time as he may deem advisable and are consistent with the objectives of this ordinance. A copy of the agreement in substantial form is attached hereto.

Section 2. That any incentive application for the Project applied for through the Economic Development Corporation of Kansas City (EDC) shall not be subjected to a financial return analysis pursuant to Section 2, Paragraph B, of Second Committee Substitute for Ordinance No. 160383, As Amended, nor shall the EDC require such an analysis as a condition of any AdvanceKC related process or procedure, and that the City Council desires any economic development agency created by the City to require the minimum financial analysis or impact statement required by law .

..end

Approved as to form and legality:

Katherine Chandler
Assistant City Attorney

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

220072



File #: 220077

ORDINANCE NO. 220077

Accepting and approving a one-year grant award in the amount of \$1,417,217.00 from the U.S. Department of Health and Human Services to provide funding for Ryan White Part A and Minority AIDS Initiative services in Kansas City, Missouri.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a one-year grant award agreement between the City of Kansas City, Missouri, acting through its Director of Health, and the U.S. Department of Health and Human Services, Division of Health Resources and Services Administration (HRSA), acting through its Director of Administration, whereby HRSA will provide funding for persons living with HIV/AIDS in the eleven county KC-TGA (Transitional Grant Area) for a period beginning March 1, 2022 through February 28, 2023, for an amount not to exceed \$1,417,217.00, is hereby accepted and approved. A copy of the award, in substantial form is attached hereto and made a part hereof by reference.

Section 2. That the Director of Health is hereby authorized to expend the sum of \$1,327,333.00 from funds previously appropriated to Account No. 22-2730-505003-G50244823 and \$89,884.00 from funds previously appropriated to Account No. 22-2730-505019-G50501923 for the aforesaid contract.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph Guarino
Assistant City Attorney

LEGISLATIVE FISCAL NOTE

LEGISLATION
NUMBER:

220077

LEGISLATION IN BRIEF:

Accepting and approving a one-year grant award in the amount of \$1,417,217.00 from the U.S. Department of Health and Human Services to provide funding for Ryan White Part A and Minority AIDS Initiative services in Kansas City, Missouri.

What is the purpose of this legislation?

OPERATIONAL GRANT

For Accepting financial contributions from Federal State and/or third parties to fund municipal programs. Programs supported by grants may require matching contributions from the City, or for the City to pay for program activities beyond the lifespan of the grant.

Does this grant require a match?

NO

Yes/No

See Section 01 for the City's Grant Match in the Current Fiscal year

Does this legislation estimate Grant Revenues?

NO

Yes/No

See Section 02 for the New Estimated Revenues by Year.

Does this legislation estimate Grant Appropriations?

NO

Yes/No

See Section 03 Below, Note all future Revenues in Section 04.

Does this grant create an ongoing expense for the city?

NO

Yes/No

See Section 04 for five years of ongoing operational Impacts.

Section 00: Notes:

This grant spans from March 1, 2022 through February 28, 2023. This is a partial grant award. All funds are budgeted in FY22, and remaining funds will roll forward for FY23.

If this grant is renewable, we do not assume that it will renew. If it is not, the city assumes the full cost in out years.

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
2730	505003	Various	G50244823	1,327,333.00	
2730	505019	Various	G50501923	89,884.00	

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

-	-	-	-	-	-

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
2730	Ryan White - Part A	1,327,333.00						
2730	Ryan White - MAI	89,884.00						
		-						
		-						
TOTAL REV		1,417,217.00	-	-	-	-	-	-

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2730	Ryan White - Part A	1,327,333.00						
2730	Ryan White - MAI	89,884.00						
TOTAL EXP		1,417,217.00	-	-	-	-	-	-

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

Vickie Watson

DATE

1/24/2022

Ryan White Part

A

Budget

Object Line	FY22	Total
A01100 Personnel	\$100,000	\$100,000
A Personnel Servi	\$100,000	\$100,000
B 18560 Contractual	\$1,188,550	\$1,188,550
B Contractual Ser	\$1,188,550	\$1,188,550
C21100 Offices Supp	\$38,783	\$38,783
C Commodities S	\$38,783	\$38,783
TOTAL	\$1,327,333	\$1,327,333

Ryan White Part A

Revenues		Current Budget	Revised	Dollar
Account Number	Revenue Account Title	Estimate	Estimate	Change
22-2730-500001-479	Ryan White Part A	\$ 1,327,333	\$ 1,327,333	\$ -

Appropriations		Current	Revised	Dollar
Account Number	Appropriation Account Title		Estimate	Change
22-2730-505003-A-C	Ryan White Part A	\$ 100,000	\$ 100,000	\$ -
22-2730-505003-B-C	Ryan White Part A	\$ 1,188,550	\$ 1,188,550	\$ -
22-2730-505003-C-C	Ryan White Part A	\$ 38,783	\$ 38,783	\$ -
		\$ 1,327,333	\$ 1,327,333	\$ -

Minority AIDS Initiative Program		Budget	
Object Line	FY22	Total	
A01100 Personnel	\$8,000	\$8,000	
A Personnel Services	\$8,000	\$8,000	
B 18560 Contractual Services	\$79,746	\$79,746	
B Contractual Services	\$79,746	\$79,746	
C21100 Offices Supplies	\$2,138	\$2,138	
C Commodities Services	\$2,138	\$2,138	
TOTAL	\$89,884	\$89,884	

Minority AIDS Initiative Program

Revenues		Current Budget	Revised	Dollar
Account Number	Revenue Account Title	Estimate	Estimate	Change
22-2730-500001-47	City AIDS Initiative Prc	\$ 89,884	\$ 89,884	\$ -

Appropriations		Current	Revised	Dollar
Account Number	Appropriation Account Title		Estimate	Change
22-2730-505019-A	City AIDS Initiative Prc	\$ 8,000	\$ 8,000	\$ -
22-2730-505019-B	City AIDS Initiative Prc	\$ 79,746	\$ 79,746	\$ -
22-2730-505019-C	City AIDS Initiative Prc	\$ 2,138	\$ 2,138	\$ -
		\$ 89,884	\$ 89,884	\$ -



File #: 220087

ORDINANCE NO. 220087

Approving the petition to establish the 906 Grand Community Improvement District; establishing the 906 Grand Community Improvement District generally located at E. 9th Street and Grand Boulevard in Kansas City, Jackson County, Missouri; determining the 906 Grand Community Improvement District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; 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 and state auditor.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition to establish the 906 Grand Community Improvement District (the "District") as a political subdivision in accordance with Sections 67.1401 through 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 in its entirety.

Section 2. That the District is hereby established for the purposes set forth in the petition, which the District shall 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-seven (27) years, unless terminated or extended pursuant to Section 67.1481, RSMo.

Section 3. That the District is hereby determined to be a blighted area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or conditions which endanger life or property by fire or other cause, or any combination thereof, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use.

Section 4. That it is hereby determined that contracts with the owners of private property lying within the District's boundaries to demolish and remove, renovate, reconstruct, or rehabilitate any of the buildings and structures located therein owned by such owners, and the expenditure or loaning of the District's revenues to fund contracts for such purposes, are reasonably anticipated to remediate the blighting conditions and will serve a public purpose.

Section 5. 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 6. 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 and state auditor pursuant to Section 67.1421.6, RSMo., by sending a copy of this ordinance to said entities.

Section 7. That 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

Ordinance Fact Sheet

220087

Ordinance Number

Brief Title: 906 Grand
COMMUNITY IMPROVEMENT DISTRICT

Approval Deadline:

Reason:

Details

Positions / Recommendations

<p>Reason for Legislation Establishing the 906 Grand Community Improvement District; generally located at E. 9th Street and Grand Boulevard in 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.</p>	<p>Sponsor(s) Councilmember Shields</p>						
<p>Discussion <i>(including relationship to other Council actions)</i></p> <p>This Ordinance, pursuant to the Community Improvement District Act (Act) contained in Section 67 RSMo., approves the Petition and establishes the 906 Grand Community Improvement District as a political subdivision of the State of Missouri.</p> <p>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.</p> <p>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.</p> <p>The District will continue to exist and function for a period of twenty-seven (27) years.</p>	<p>Programs, Departments, or Groups Affected City Planning & Development Department</p>						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Applicants/Proponents</td> <td style="width: 50%; padding: 5px;">Applicant</td> </tr> <tr> <td style="padding: 5px;"></td> <td style="padding: 5px;"> <p>City Department City Planning & Dev. Dept Other</p> </td> </tr> </table>	Applicants/Proponents	Applicant		<p>City Department City Planning & Dev. Dept Other</p>		
Applicants/Proponents	Applicant						
	<p>City Department City Planning & Dev. Dept Other</p>						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Opponents</td> <td style="width: 50%; padding: 5px;">Groups or Individuals</td> </tr> <tr> <td style="padding: 5px;"></td> <td style="padding: 5px;">None Known</td> </tr> <tr> <td style="padding: 5px;"></td> <td style="padding: 5px;">Basis of Opposition</td> </tr> </table>	Opponents	Groups or Individuals		None Known		Basis of Opposition
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File #: 220088

ORDINANCE NO. 220088

Approving the petition to establish the Tiffany Square East Community Improvement District; establishing the Tiffany Square East Community Improvement District generally located at N. Ambassador Drive and N.W. 88th Street in Kansas City, Platte County, Missouri; determining the Tiffany Square East Community Improvement District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; 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 and state auditor.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition to establish the Tiffany Square East Community Improvement District (the "District") as a political subdivision in accordance with Sections 67.1401 through 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 in its entirety.

Section 2. That the District is hereby established for the purposes set forth in the petition, which the District shall 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, unless automatically continued for one consecutive seven (7) year term pursuant to the petition, or otherwise terminated or extended pursuant to Section 67.1481, RSMo.

Section 3. That the District is hereby determined to be a blighted area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or conditions which endanger life or property by fire or other cause, or any combination thereof, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use.

Section 4. That it is hereby determined that contracts with the owners of private property lying within the District's boundaries to demolish and remove, renovate, reconstruct, or rehabilitate any of the buildings and structures located therein owned by such owners, and the expenditure or loaning of the District's revenues to fund contracts for such purposes, are reasonably anticipated to remediate the blighting conditions and will serve a public purpose.

Section 5. 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 6. 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 and state auditor pursuant to Section 67.1421.6, RSMo., by sending a copy of this ordinance to said entities.

Section 7. That 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

Ordinance Fact Sheet

220088

Ordinance Number

Brief Title: Tiffany Square East
Approval Deadline: COMMUNITY IMPROVEMENT DISTRICT
Reason:

Details

Positions / Recommendations

<p>Reason for Legislation</p> <p>Establishing the Tiffany Square East Community Improvement District; generally located at N. Ambassador Drive and NW 88th Street in Kansas City, Platte 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.</p>		<p>Sponsor(s)</p>				
		<p>Programs, Departments, or Groups Affected City Planning & Development Department</p>				
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Applicants/Proponents	Applicant					
	City Department City Planning & Dev. Dept Other					
<p>Discussion <i>(including relationship to other Council actions)</i></p> <p>This Ordinance, pursuant to the Community Improvement District Act (Act) contained in Section 67 RSMo., approves the Petition and establishes Tiffany Square East 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.</p>		<p>Opponents</p> <p>Groups or Individuals None Known</p> <p>Basis of Opposition</p>				
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File #: 220090

ORDINANCE NO. 220090

Accepting the recommendations of the Tax Increment Financing Commission of Kansas City as to the Seventh Amendment to the Arlington Road Tax Increment Financing Plan; approving the Seventh Amendment to the Arlington Road Tax Increment Financing Plan; 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, and Ordinance No. 130986, passed on December 19, 2013 and Committee Substitute for Ordinance No. 140823, as Amended 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 Commission, approved the Arlington Road Tax Increment Financing Plan (“Plan”) and designated a Redevelopment Area; and

WHEREAS, the City Council, by Ordinance No. 150758, accepted the recommendations of the Commission, and approved the First Amendment to the Plan on September 17, 2015; and

WHEREAS, the City Council, by Ordinance No. 160241, accepted the recommendations of the Commission, and approved the Second Amendment to the Plan on April 17, 2016; and

WHEREAS, the City Council, by Ordinance No. 170865, accepted the recommendations of the Commission, and approved the Third Amendment to the Plan on November 9, 2017; and

WHEREAS, the City Council, by Ordinance No. 180280, accepted the recommendations of the Commission, and approved the Fourth Amendment to the Plan on June 21, 2018; and

WHEREAS, the City Council, by Ordinance No. 190996, accepted the recommendations of the Commission, and approved the Fifth Amendment to the Plan on December 19, 2019; and

WHEREAS, the City Council, by Ordinance No. 210981, accepted the recommendations of the Commission, and approved the Sixth Amendment to the Plan on November 10, 2021; and

WHEREAS, a Seventh Amendment to the Plan (“Seventh Amendment”) was proposed to the Commission and the Commission, having been duly constituted and its members appointed, after proper notice was given, met in public hearing, and after receiving the comments of all interested persons and taxing districts, closed the public hearing January 11, 2022, and adopted Resolution No. 01-10-22 recommending approval of the Seventh Amendment to the Plan; and

WHEREAS, the Seventh Amendment to Plan provides for (1) certain modifications to the description of the Redevelopment Area; (2) the addition of legal descriptions for Redevelopment Project Area 5 and Redevelopment Project Area 7; (3) certain modifications to Redevelopment Project Area 3 and potential Redevelopment Project Area 4; (4) the removal of all references to Redevelopment Project 8 and the potential Redevelopment Project Areas 1, 9, 10, 11, 12, 13, 14 and 15; (5) certain modifications to the Site Maps; and (6) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Commission concerning the Seventh Amendment to the Plan (the “Seventh Amendment”) to the Arlington Road Tax Increment Financing Plan are hereby accepted, a copy of which is attached hereto, is hereby approved and adopted as valid.

Section 2. That all terms used in this ordinance, not otherwise defined herein, shall be construed as defined in the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865, RSMo (“Act”).

Section 3. That the following described area is hereby designated a Redevelopment Area:

Above-Ground Redevelopment Area

A tract of land in the Northeast and Northwest Quarter of Section 2, Township 50 North, Range 32 West, the Northeast and Southeast Quarter of Section 3, Township 50 North, Range 32 West, the Southeast Quarter of Section 34, Township 51 North, Range 32 West, and the Northwest and Southwest Quarter of Section 35 Township 51 North, Range 32 West all of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as follows: commencing at the Southeast Corner of the Southeast Quarter of said Section 34; thence North 89°13'15" West, on the South line of said Southeast Quarter, 1,265.49 feet to the point of beginning of the tract of land to be herein described said point also being the point of beginning of Randolph Corners 10th/ Plat, a plat recorded in the Clay County Recorder of Deeds in Book 12 at Page 58; thence North 00°23'38" East, along the East line of said Randolph Corners 10th/ Plat and the extension thereof, 2,008.81 feet; thence leaving said line, North 64°28'03" East, 1,239.99 feet; thence South 89°54'49" East, 682.66 feet; thence North 56°39'53" East, 1,060.40 feet to a point on the existing Westerly right-of-way line of the Norfolk and Western Railroad as now established; thence on said Westerly

right-of-way line, Southeasterly along a curve to the left having an initial tangent bearing of South 41°37'47" East with a radius of 2,080.08 feet, a central angle of 06°27'47" and an arc distance of 234.63 feet to a point being the Northerly most corner of Lot 37, Hunt Midwest Business Park - Sixth Plat, a plat recorded in the Clay County Recorder of Deeds in Book I at Page 112.1; thence on the Northwesterly Plat line of said Hunt Midwest Business Park - Sixth Plat, the following 8 calls, South 41°02'08" West, 1,278.59 feet; thence South 00°00'00" East, 847.67 feet; thence South 34°37'23" East, 605.52 feet; thence South 00°42'34" East, 314.46 feet; thence South 33°01'40" East, 277.53 feet; thence South 00°00'00" East, 81.95 feet; thence Easterly along a curve to the right having an initial tangent bearing of South 89°17'02" East with a radius of 750.00 feet, a central angle of 12°28'18" and an arc distance of 163.25 feet; thence South 13°11'15" West, 10.00 feet to the Northerly right-of-way line of Northeast 48th/ Street also being North Arlington Avenue dedicated by Book 8464 Page 111 and Affidavit Book 8610 Page 118; thence on said Northerly right-of-way line, Southeasterly along a curve to the right having an initial tangent bearing of South 76°48'45" East with a radius of 740.00 feet, a central angle of 22°31'53" and an arc distance of 291.00 feet; thence South 54°16'52" East, 136.49 feet; thence Easterly along a curve to the left being tangent to the last described course with a radius of 660.00 feet, a central angle of 35°43'08" and an arc distance of 411.45 feet; thence North 90°00'00" East, 250.56 feet; thence Southeasterly along a curve to the right being tangent to the last described course with a radius of 740.00 feet, a central angle of 91°19'14" and an arc distance of 1,179.45 feet; thence South 01°19'14" West, 430.09 feet; thence leaving said Westerly right-of-way line, North 88°41'54" West, 589.78 feet; thence South 01°18'06" West, 99.98 feet to a point on the Northerly plat line of Hunt Midwest Business Park - Fifth Plat a plat recorded in the Clay County Recorder of Deeds in Book H at Page 156 ; thence on said Northerly plat line North 88°41'54" West, 312.15 feet; thence South 01°18'06" West, 510.91 feet to a point on the Northerly plat line of Minor Lot Consolidation Plat recorded in Clay County Recorder of Deeds at Book H, Page 53; thence on said Northerly plat line, North 88°41'54" West, 649.72 feet; thence South 02°27'36" East, 22.53 feet; thence South 69°00'37" West, 353.66 feet; thence South 82°54'45" West, 229.08 feet to a point on the Easterly plat line of Hunt Midwest Business Park - Second Plat a plat recorded in the Clay County Recorder of Deeds in Book G at Page 181; thence on said recorded plat line, North 11°42'53" West, 420.70 feet; thence South 52°54'38" West, 1,272.13 feet; thence South 60°10'53" West, 60.00 feet; thence South 71°00'48" West, 716.87 feet; thence North 89°18'02" West, 534.67 feet to the Northwest corner of said recorded plat; thence leaving said North line, North 00°42'01" East, 242.57 feet; thence North 89°27'50" West, 7.24 feet to the Southwest corner of the East half of the Southeast Quarter of said Section 3, Township 50 North, Range 32 West; thence on the West line of the said East half, North 00°44'11" East, 2,643.50 to the Northwest corner of the said East half; thence on the North line of the said East half, South 89°13'15" East, 31.02 feet to the point of beginning. Containing 14,994,749 square feet or 344.23 acres, more or less. All lying above the Winterset Ledge of Limestone Rock. In areas where the Winterset Ledge is

absent, lying above the Bethany Falls Ledge. All other areas where no ledge is present lying above the elevation 720 (NAVD 88).

Below-Ground Redevelopment Area

All that part of Sections 2 and 3, Township 50 North, Range 32 West, all being in Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 2; thence South 00°37'50" West, along the East line of said Southwest Quarter, 2,000.61 feet; thence North 89°22'10" West, 1,373.64 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°01'45" West, 3,107.23 feet; thence South 01°24'27" West, 597.17 feet; thence North 89°13'05" West, 606.30 feet; thence North 89°03'18" West, 285.42 feet; thence North 00°30'36" East, 4,844.60 feet; thence South 88°55'12" East, 3,593.30 feet; thence South 01°05'43" West, 390.61 feet; thence South 00°33'24" West, 1,621.88 feet; thence North 90°00'00" East, 102.89 feet; thence South 00°33'24" West, 879.94 feet; thence North 90°00'00" East, 192.43 feet; thence South 00°00'00" East, 587.19 feet; thence South 88°53'31" East, 126.71 feet; thence South 00°58'15" West, 763.53 feet to the Point of Beginning. Containing 16,345,311 square feet or 375.24 acres, more or less. All lying below the bottom of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88).

Section 4. That the City Council hereby finds that good cause has been shown for the Seventh Amendment of the Plan and that the findings of the Council in Ordinance Nos. 140916, No. 150758, No. 160241, No. 170865, No. 180280, No. 190996 and Ordinance No. 210981, except as expressly modified by the Seventh Amendment, are not affected by the Seventh Amendment and apply equally to the Seventh Amendment.

Section 5. That the Seventh Amendment does not alter the previous findings of the City Council as follows:

- a. 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.
- b. The Plan, as amended by the Seventh Amendment, conforms to the comprehensive plan for the development of the City as a whole.
- 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 Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs have been stated

in the Plan, as amended by the Seventh Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project within the Redevelopment Area.

- e. The Plan, as amended by the Seventh Amendment, includes a plan for relocation assistance for businesses and residences.
- f. A cost-benefit analysis showing the impact of the Plan, as amended by the Seventh 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.
- g. The Plan, as amended by the Seventh Amendment, 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 Section 99.810, RSMo.

Section 6. 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, as amended by the Seventh Amendment, 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, as amended by the Seventh Amendment. 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 7. 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 identified by the Plan, as amended by the Seventh Amendment, and authorizes the Commission to pledge such funds on its behalf.

..end

Approved as to form and legality:

Emalea Black
Assistant City Attorney

GENERAL

Ordinance Fact Sheet

220090

Ordinance Number

Brief Title Accepting the recommendations of the Tax Increment Financing Commission as to the Seventh Amendment to the Arlington Road Tax Increment Financing Plan and approving the Seventh Amendment to the Arlington Road Tax Increment Financing Plan; directing the City Clerk to send a copy of this ordinance to Clay County.	
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Details	Positions/Recommendations												
<p>Specific Address</p> <p>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").</p> <p>Reason For Legislation</p> <p>The Seventh Amendment to Plan provides for</p> <ol style="list-style-type: none"> (1) certain modifications to the description of the Redevelopment Area (2) the addition of legal descriptions for Redevelopment Project Area 5 and Redevelopment Project Area 7 (3) certain modifications to Redevelopment Project Area 3 and potential Redevelopment Project Area 4 (4) the removal of all references to the potential Redevelopment Project Areas 1, 9, 10, 11, 12, 13, 14 and 15 and Redevelopment Project Area 8 (5) certain modifications to the Site Maps (6) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications. <p>Discussion</p> <p>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.</p> <p>The Seventh Amendment to the Plan provides for the following:</p> <ol style="list-style-type: none"> a) certain modifications to the description of the Redevelopment Area b) Project Areas 5 and 7 will allow up to 682,170 sq ft of new above-ground speculative industrial space c) No changes to Reimbursable Project Costs d) Modifies legal description of Project Areas 3 and 4 e) Removal of Project Areas 1, 8, 9, 10, 11, 12, 13, 14 and 15 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px;">Sponsor</td> <td style="padding: 5px;"></td> </tr> <tr> <td style="padding: 5px;">Programs, Departments, or Groups Affected</td> <td style="padding: 5px;">Council District 1: In District: Heather Hall, At Large: Kevin O'Neill; NKC Schools; Clay County</td> </tr> <tr> <td style="padding: 5px;">Applicants / Proponents</td> <td style="padding: 5px;"> <p>Applicant Hunt Midwest Corporation</p> <p>City Department</p> <p>Other</p> <p>Basis of opposition</p> </td> </tr> <tr> <td style="padding: 5px;">Staff (TIF Staff) Recommendation</td> <td style="padding: 5px;"> <p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p> </td> </tr> <tr> <td style="padding: 5px;">Board or Commission Recommendation</td> <td style="padding: 5px;"> <p>By Tax Increment Financing Commission</p> <p><input checked="" 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> <p><input type="checkbox"/> Not Applicable</p> </td> </tr> <tr> <td style="padding: 5px;">Council Committee Actions</td> <td style="padding: 5px;"> <p><input type="checkbox"/> Do pass</p> <p><input type="checkbox"/> Do pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p> <p><input type="checkbox"/> Do not pass</p> </td> </tr> </table>	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 Hunt Midwest Corporation</p> <p>City Department</p> <p>Other</p> <p>Basis of opposition</p>	Staff (TIF 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 Tax Increment Financing Commission</p> <p><input checked="" 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> <p><input type="checkbox"/> Not Applicable</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.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p> <p><input type="checkbox"/> Do not pass</p>
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_____ (Continued on reverse side)

Details

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

Recommendation: Approval of the Seventh 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 Seventh Amendment to the Arlington Road Tax Increment Financing Plan does not affect total reimbursable project costs.
Financial Impact	The Seventh Amendment to the Arlington Road Tax Increment Financing Plan does not affect total reimbursable 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:	220090
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LEGISLATION IN BRIEF:

Accepting the recommendations of the Tax Increment Financing Commission as to the Seventh Amendment to the Arlington Road Tax Increment Financing Plan and approving the Seventh Amendment to the Arlington Road Tax Increment Financing Plan.

What is the purpose of this legislation? LEGISLATIVE

for the purpose of editing, repealing, or creating a provision in the city's code of ordinances; or for stating non-monetary support. This Fiscal note should be blank

Sections 01-04 should be blank. See section 00 for more information

Yes/No
 Yes/No
 Yes/No
 Yes/No

Section 00: Notes:

This amendment to the Arlington Road TIF Plan authorizes projects 5 and 7 of the plan. The EATs amounts below are the estimated direct fiscal impacts of activating projects 5 and 7, based revenue projections provided by the developer. The allocation between earnings and utility taxes has been estimated. 100% of the PILOTs resulting from the increase in assessed value within the project areas will also be redirected. The total PILOTs are estimated to be \$664,326 over 23 years.

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
1000	Utility Taxes	-	-	23,650	23,886	24,126	24,368	571,926
1000	Earnings Tax	-	-	19,350	19,544	19,740	19,936	467,940
TOTAL REV		-	-	43,000	43,430	43,866	44,304	1,039,866
FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
1000	Utility Taxes	-	-	11,825	11,943	12,063	12,184	285,963
1000	Earnings Tax	-	-	9,675	9,772	9,870	9,968	233,970
TOTAL EXP		-	-	21,500	21,715	21,933	22,152	519,933
NET Per-YEAR IMPACT		-	-	21,500	21,715	21,933	22,152	519,933
NET IMPACT							607,233.00	

REVIEWED BY Sean Carroll
Tanner Owens DATE 2/2/2022



File #: 220091

ORDINANCE NO. 220091

Approving and designating Redevelopment Project Area 5 of the Arlington Road Tax Increment Financing Plan as a Redevelopment Project Area; and adopting tax increment financing therefore.

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, 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 Commission and approved the Arlington Road Tax Increment Financing Plan (“Plan”) and designated a Redevelopment Area; and

WHEREAS, the City Council, by Ordinance No. 150758, accepted the recommendations of the Commission and approved the First Amendment to the Plan on September 17, 2015; and

WHEREAS, the City Council, by Ordinance No. 160241, accepted the recommendations of the Commission and approved the Second Amendment to the Plan on April 17, 2016; and

WHEREAS, the City Council, by Ordinance No. 170865, accepted the recommendations of the Commission and approved the Third Amendment to the Arlington Road Tax Increment Financing Plan on November 9, 2017; and

WHEREAS, the City Council, by Ordinance No. 180280, accepted the recommendations of the Commission and approved the Fourth Amendment to the Arlington Road Tax Increment Financing Plan on June 21, 2018; and

WHEREAS, the City Council, by Ordinance No. 190996, accepted the recommendations of the Commission, and approved the Fifth Amendment to the Plan on December 19, 2019; and

WHEREAS, the City Council, by Ordinance No. 210981, accepted the recommendations of the Commission, and approved the Sixth Amendment to the Plan on November 10, 2021; and

WHEREAS, a Seventh Amendment to the Plan (“Seventh Amendment”) and a new Redevelopment Project Area 5 were each proposed to the Commission and the Commission, having been duly constituted and its members appointed, after proper notice was given, met in public hearing, and after receiving the comments of all interested persons and taxing districts, closed the public hearing on January 11, 2022, and adopted Resolution No. 01-10-22 recommending approval of the Seventh Amendment and Resolution No. 01-11-22 recommending the approval and designation of Redevelopment Project Area 5; 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 Area 5 (“Project Area 5”) is legally described as follows:

Part of Lot 38, Hunt Midwest Business Park-Sixth Plat, a subdivision of land in the Northwest and Northeast Quarter of Section 2, Township 50 North, Range 32 West, and Northwest, Southwest and Southeast Quarter of Section 35, Township 51 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri recorded as Instrument No. 2020034887 in Book I at Page 112.1 in Clay County Recorder of Deeds Office being bounded and described by Jason S. Roudebush , P.L.S. 2002014092 as follows: Commencing at the Northwest Corner of Tract E-1, Hunt Midwest Business Park-Fifth Plat, a subdivision in said Kansas City, recorded as Instrument Number 2016013273 in Book H, at Page 156 in said Clay County Recorder of Deeds Office; thence South 88°41'54" East on the Easterly line of said Lot 38 also being the North line of said Tract E-1, a distance of 126.17 feet to the Point of Beginning of the tract of land to be herein described; thence leaving said Easterly line and said North line, North 00°00'00" East, 1,131.54 feet; thence North 90°00'00" East, 95.79 feet; thence North 00°00'00" East, 56.09 feet to a point on the existing Southerly right-of-way line of NE 48th Street as established by General Warranty Deed recorded as Instrument No. 2019021051 in Book 8464 at Page 111 in said Clay County Recorder of Deeds Office and revised by Affidavit recorded as Instrument No. 2020005459 in Book 8610 at Page 118 in said Clay County Recorder of Deeds Office; thence Southeasterly on said existing Southerly right-of-way line and the existing Westerly right-of-way line of N Arlington Avenue as established by said General Warranty Deed and revised by said Affidavit, along a curve to the right having an initial tangent bearing of South 85°50'34" East with a radius of 660.00 feet, a central angle of 87°09'48" and an arc distance of 1,004.05 feet; thence South 01°19'14" West on said existing Westerly right-of-way line, 430.11 feet; thence leaving said existing Westerly right-of-way line North 88°41'44" West , 509.78 feet; thence South 01°18'06" West, 99.98 feet to a point on said Easterly line of said Lot 38 also being said North line of said Lot 32; thence North 88°41'54" West on said Easterly line and said North line, 185.98 feet to the Point

of Beginning. Containing 694,440 square feet or 15.94 acres, more or less. All lying above the Winterset Ledge of Limestone rock. In areas where the Winterset Ledge is absent, lying above the Bethany Falls Ledge. All other areas where no ledge is present lying above the elevation 720 (NAVD88)

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project Area 5. After the total equalized assessed valuation of the taxable real property in Project Area 5 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 5, 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 project 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 Area 5 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 Area 5 over and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 5 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments 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 and certain taxing districts, and which are generated by economic activities within the area selected for Project Area 5 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage 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.

..end

Approved as to form and legality:

Emalea Black
Assistant City Attorney

GENERAL

Ordinance Fact Sheet

220091

Ordinance Number

Brief Title	Approval Deadline	Reason
Project Area 5 of the Arlington Road TIF Plan		

<p>Details</p> <p>Specific Address</p> <p>The Redevelopment Area is 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> <p>Reason For Legislation</p> <p>Activating and approving Project area 5 in the Arlington Road Tax Increment Financing Plan, as contemplated by the Seventh Amendment.</p> <p>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.)</p> <p>The City Council approved the Arlington Road TIF Plan by Committee Substitute for Ordinance No. 140916 on November 6, 2014.</p> <p>The Council considered the Seventh Amendment to the Arlington Road TIF Plan in Ordinance No. xxxxxx. The Seventh Amendment provides for the addition Project Area 5. Project Area 5 will be offered as new above-ground speculative industrial space.</p>	<p>Positions/Recommendations</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Sponsor</td> <td></td> </tr> <tr> <td>Programs, Departments, or Groups Affected</td> <td>Council District 1: In District: Heather Hall, At Large: Kevin O'Neill; NKC Schools; Clay County</td> </tr> <tr> <td>Applicants / Proponents</td> <td> Applicant Hunt Midwest 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 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) </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		Programs, Departments, or Groups Affected	Council District 1: In District: Heather Hall, At Large: Kevin O'Neill; NKC Schools; Clay County	Applicants / Proponents	Applicant Hunt Midwest 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 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
Sponsor															
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Applicants / Proponents	Applicant Hunt Midwest City Department Other														
Opponents	Groups or Individuals None Known Basis of opposition														
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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

Estimated Redevelopment Costs and Reimbursable Costs:

The Reimbursable Project Costs remain unchanged in this amendment.

Projected Sources of Funds: The sources of funds remain unchanged.

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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	Proposed amendment will have no financial impact on the Plan
Fund Source (s) and Appropriation Account Codes	Funding sources will be private investment and TIF revenue stream.
Is this Ordinance or Resolution Good for the Children?	

Applicable Dates:

Fact Sheet Prepared by:
David Leader, Development Services Specialist, Economic Development Corporation of Kansas City, MO

Reviewed by:

Reference Numbers
{file: \\EDCKC\60\HUN\NORTH\OAK\735\00120153.XLS /}

LEGISLATIVE FISCAL NOTE	LEGISLATION NUMBER:	220091
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LEGISLATION IN BRIEF:

Approving and designating Redevelopment Project Area 5 of the Arlington Road Tax Increment Financing Plan as a Redevelopment Project Area; and adopting tax increment financing therefore.

What is the purpose of this legislation? LEGISLATIVE

for the purpose of editing, repealing, or creating a provision in the city's code of ordinances; or for stating non-monetary support. This Fiscal note should be blank

Sections 01-04 should be blank. See section 00 for more information

Yes/No
 Yes/No
 Yes/No
 Yes/No

Section 00: Notes:

This legislation activates Project Area 5 of the Arlington Road Tax Increment Financing Plan. Fiscal impacts are captured in Ordinance 220090 approving the Seventh Amendment to the Plan.

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	-	-	-	-	-	-	-	-
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NET IMPACT	-
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REVIEWED BY Tanner Owens

DATE 2/2/2022



File #: 220092

ORDINANCE NO. 220092

Approving and designating Redevelopment Project Area 7 of the Arlington Road Tax Increment Financing Plan as a Redevelopment Project Area; and adopting tax increment financing therefore.

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, 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 Commission and approved the Arlington Road Tax Increment Financing Plan (“Plan”) and designated a Redevelopment Area; and

WHEREAS, the City Council, by Ordinance No. 150758, accepted the recommendations of the Commission and approved the First Amendment to the Plan on September 17, 2015; and

WHEREAS, the City Council, by Ordinance No. 160241, accepted the recommendations of the Commission and approved the Second Amendment to the Plan on April 17, 2016; and

WHEREAS, the City Council, by Ordinance No. 170865, accepted the recommendations of the Commission and approved the Third Amendment to the Arlington Road Tax Increment Financing Plan on November 9, 2017; and

WHEREAS, the City Council, by Ordinance No. 180280, accepted the recommendations of the Commission and approved the Fourth Amendment to the Arlington Road Tax Increment Financing Plan on June 21, 2018; and

WHEREAS, the City Council, by Ordinance No. 190996, accepted the recommendations of the Commission, and approved the Fifth Amendment to the Plan on December 19, 2019; and

WHEREAS, the City Council, by Ordinance No. 210981, accepted the recommendations of the Commission, and approved the Sixth Amendment to the Plan on November 10, 2021; and

WHEREAS, a Seventh Amendment to the Plan (“Seventh Amendment”) and a new Redevelopment Project Area 7 were each proposed to the Commission and the Commission, having been duly constituted and its members appointed, after proper notice was given, met in public hearing, and after receiving the comments of all interested persons and taxing districts, closed the public hearing on January 11, 2022, and adopted Resolution No. 01-10-22 recommending approval of the Seventh Amendment and Resolution No. 01-12-22 recommending the approval and designation of Redevelopment Project Area 7; 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 Area 7 (“Project Area 7”) is legally described as follows:

Part of Lot 38, Hunt Midwest Business Park-Sixth Plat, a subdivision of land in the Northwest and Northeast Quarter of Section 2, Township 50 North, Range 32 West, and Northwest, Southwest and Southeast Quarter of Section 35, Township 51 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri recorded as Instrument No. 2020034887 in Book I at Page 112.1 in Clay County Recorder of Deeds Office being bounded and described by Jason S. Roudebush, P.L.S. 2002014092 as follows: Beginning at the Northwest Corner of Tract E-1, Hunt Midwest Business Park-Fifth Plat, a subdivision in said Kansas City, recorded as Instrument Number 2016013273 in Book H, at Page 156 in said Clay County Recorder of Deeds Office; thence South 01°18'06" West on the Easterly line of said Lot 38 also being the West line of said Tract E-1 a distance of, 60.91 feet; thence leaving said Easterly and said West line, North 88°41'54" West, 833.97 feet to a point on the West line of said Lot 38; thence North 00°00'00" East on said Easterly line, 1,549.34 feet to the Northwest corner of said Lot 38 also being a point on the existing Southerly right-of-way line of NE 48th Street as established by General Warranty Deed recorded as Instrument No. 2019021051 in Book 8464 at Page 111 in said Clay County Recorder of Deeds Office and revised by Affidavit recorded as Instrument No. 2020005459 in Book 8610 at Page 118 in said Clay County Recorder of Deeds Office; thence Southeasterly on said existing Southerly right-of-way line also being the Northerly line of said Lot 38, along a curve to the right having an initial tangent bearing of South 75°07'10" East with a radius of 660.00 feet, a central angle of 20°50'18" and an arc distance of 240.04 feet; thence South 54°16'52" East on said existing Southerly right-of-way line and said Northerly line, 136.49 feet; thence Easterly on said existing Southerly right-of-way line and said Northerly line, along a curve to the left being tangent to the last described course with a radius of 740.00 feet, a central angle of 35°43'08" and an arc distance of 461.33 feet; thence North 90°00'00" East on said existing Southerly right-of-way line and said Northerly line, 250.56 feet; thence Easterly on said existing Southerly right-of-

way line and said Northerly line, along a curve to the right being tangent to the last described course with a radius of 660.00 feet, a central angle of 04°09'26" and an arc distance of 47.89 feet; thence leaving said existing Southerly right-of-way line and said Northerly line, South 00°00'00" East, 56.09 feet; thence North 90°00'00" West, 95.79 feet; thence South 00°00'00" East, 1,131.54 feet to a point on the North line of said Tract E-1; thence North 88°41'54" West on said North line, 126.17 feet to the Point of Beginning. Containing 1,288,197 square feet or 29.57 acres, more or less. All lying above the Winterset Ledge of Limestone rock. In areas where the Winterset Ledge is absent, lying above the Bethany Falls Ledge. All other areas where no ledge is present lying above the elevation 720 (NAVD88)

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project Area 7. After the total equalized assessed valuation of the taxable real property in Project Area 7 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 7, 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 project 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 Area 7 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 Area 7 over and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 7 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments 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 and certain taxing districts, and which are generated by economic activities within the area selected for Project Area 7 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage 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.

..end

Approved as to form and legality:

Emalea Black
Assistant City Attorney

GENERAL

Ordinance Fact Sheet

220092

Ordinance Number

Brief Title	Approval Deadline	Reason
Project Area 7 of the Arlington Road TIF Plan		

<p>Details</p> <p>Specific Address</p> <p>The Redevelopment Area is 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> <p>Reason For Legislation</p> <p>Activating and approving Project Area 7 in the Arlington Road Tax Increment Financing Plan, as contemplated by the Seventh Amendment.</p> <p>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.)</p> <p>The City Council approved the Arlington Road TIF Plan by Committee Substitute for Ordinance No. 140916 on November 6, 2014.</p> <p>The Council considered the Seventh Amendment to the Arlington Road TIF Plan in Ordinance No. XXXXXX. The Seventh Amendment provides for the addition Project Area 7. Project Area 7 will be offered as new above-ground speculative industrial space.</p>	<p>Positions/Recommendations</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Sponsor</td> <td></td> </tr> <tr> <td>Programs, Departments, or Groups Affected</td> <td>Council District 1: In District: Heather Hall, At Large: Kevin O'Neill; NKC Schools; Clay County</td> </tr> <tr> <td>Applicants / Proponents</td> <td> Applicant Hunt Midwest 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 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) </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		Programs, Departments, or Groups Affected	Council District 1: In District: Heather Hall, At Large: Kevin O'Neill; NKC Schools; Clay County	Applicants / Proponents	Applicant Hunt Midwest 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 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
Sponsor															
Programs, Departments, or Groups Affected	Council District 1: In District: Heather Hall, At Large: Kevin O'Neill; NKC Schools; Clay County														
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(Continued on reverse side)

Details

Estimated Redevelopment Costs and Reimbursable Costs:

The Reimbursable Project Costs remain unchanged in this amendment.

Projected Sources of Funds: The sources of funds remain unchanged.

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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	Proposed amendment will have no financial impact on the Plan
Fund Source (s) and Appropriation Account Codes	Funding sources will be private investment and TIF revenue stream.
Is this Ordinance or Resolution Good for the Children?	

Applicable Dates:

Fact Sheet Prepared by:
David Leader, Development Services Specialist, Economic Development Corporation of Kansas City, MO

Reviewed by:

Reference Numbers

{file: E:\CKC\60\HUN\NORTH\OAK\735\00120153.XLS /}

LEGISLATIVE FISCAL NOTE	LEGISLATION NUMBER:	220092
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LEGISLATION IN BRIEF:

Approving and designating Redevelopment Project Area 7 of the Arlington Road Tax Increment Financing Plan as a Redevelopment Project Area; and adopting tax increment financing therefore.

What is the purpose of this legislation? LEGISLATIVE

for the purpose of editing, repealing, or creating a provision in the city's code of ordinances; or for stating non-monetary support. This Fiscal note should be blank

Sections 01-04 should be blank. See section 00 for more information

Yes/No
 Yes/No
 Yes/No
 Yes/No

Section 00: Notes:

This legislation activates Project Area 7 of the Arlington Road Tax Increment Financing Plan. Fiscal impacts are captured in Ordinance 220090 approving the Seventh Amendment to the Plan.

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	-							

REVIEWED BY Tanner Owens DATE 2/2/2022



File #: 220097

ORDINANCE NO. 220097

Approving a council approved signage plan pursuant to Section 88-445-11, in District MPD (Master Planned Development), for the Bally’s Kansas City Casino on about 30 acres in an area generally bordered by the Missouri River on the north, Front Street on the south and I-29/ I-35 on the west, to allow for a digital sign. (CD-CPC-2021-00175)

WHEREAS, the proposed signage plan is generally bordered by the Missouri River on the north, Front Street on the south and I-29/ I-35 on the west; and

WHEREAS, Bally’s Kansas City Casino has proposed a signage plan which will provide a new digital sign; and

WHEREAS, the City Plan Commission on December 7, 2021, recommended that the signage plan be approved; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a Council approved signage plan is hereby approved for the Bally’s Kansas City Casino on approximately 30 acres in an area generally bordered by the Missouri River on the north, Front Street on the south and I-29/ I-35 on the west.

Section B. That a copy of the Council Approved Signage Plan is on file in the City Clerk’s office with this ordinance and is made a part hereof.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/ZONING

220097

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2021-00175

Brief Title	Approval Deadline
To consider approval of a Council Approved Signage Plan pursuant to Chapter 88-445-11, in District MPD to allow for Bally's KC Casino Signage Plan.	

Details

<p>Specific Address</p> <p>Generally bordered by the Missouri River on the north, Front Street on the south and I-29/ I-35 (Kit Bond bridge) on the west</p>
<p>Reason for Legislation</p> <p>To allow for a council approved signage plan for the Bally's KC Casino pursuant to Section 88-445-11-E.</p>
<p>Discussion</p> <p>SEE ATTACHED STAFF REPORT.</p> <p>City Plan Commission recommends approval subject to:</p> <ol style="list-style-type: none"> All monument signs must be set back a minimum of 20 feet from the property line. All monument signs must be set upon a solid base of material and design compatible with that of the development. The width of the base must be a minimum of 75 percent of the width of the widest part of the sign. Electronic, digital, or motorized monument signs are permitted in Districts B4, UR, D, and M, provided that the message or image does not change more than once every eight (8) seconds, and provided that the sign complies with the following requirements: <ul style="list-style-type: none"> - 1. There may be no effects of movement, flashing, scintillation, or similar effects; - 2. Changes of image must be instantaneous as seen by the human eye and may not use fading, rolling, window shading, dissolving, or similar effects as part of the change; - 3. Electronic and digital signs must use automatic level controls to reduce light levels at night and under cloudy and other darkened conditions, in accordance with the standards set forth in this sub-section. All electronic and digital signs must have installed ambient light monitors, and must at all times allow such monitors to automatically adjust the brightness level of the electronic sign based on ambient light conditions. Maximum brightness levels for electronic and digital signs may not exceed 5000 nits when measured from the signs face at its maximum brightness, during daylight hours, and 500 nits when measured from the signs face at its maximum brightness between sunset and sunrise, as those times are determined by the National Weather Service. - 4. The sign must be located at least 250 feet from any residentially zoned and occupied property, and must be located on a major thoroughfare. Monument signs used to identify a development district must be located on a major thoroughfare.

Positions/Recommendations

Sponsor	Jeffrey Williams, AICP, Director Department of City Planning and Development
Programs, Departments, or Groups Affected	4th District (Sheilds & Bunch)
Applicants / Proponents	<p>Applicant PortKC</p> <p>City Department City Development</p> <p>Other</p>
Opponents	<p>Groups or Individuals</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>City Plan Commission (6-0) 12-07-2021</p> <p>By Aye: (Allender, Baker, Beasley, Crowl Enders and Rojas.)</p> <p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against 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.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p> <p><input type="checkbox"/> Do not pass</p>

Details

--

Policy/Program Impact

Policy or Program Change	<input 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	

Fact Sheet Prepared By:

Olofu O. Agbaji
Staff Planner

Date: 01-06-2022

Reviewed by:

Joseph Rexwinkle, AICP, Division Manager
Development Management

Date: 01-10-2022

Initial application filed: 09-21-2021

Revised Plans Recieved: 12-01-2021

Reference Numbers



File #: 220101

RESOLUTION NO. 220101

Directing the City Manager to reject all proposals received under Request for Proposals RE1025; and directing the City Manager to issue a new Request for Proposals for the development of certain properties located in the block directly southwest of the intersection of E 18th Street & Vine Street in Kansas City, Jackson County, Missouri. ****Hold for 1 Week****

WHEREAS, the City of Kansas City, Missouri owns certain properties located in the block directly southwest of the intersection of 18th Street & Vine Street; and

WHEREAS, the City issued a Request for Proposals RE1025 on June 30, 2020, soliciting proposals for the development of properties in the block directly southwest of the intersection of 18th and Vine in Kansas City for new residential and commercial construction to reinforce redevelopment of the 18th and Vine Historic District; and

WHEREAS, the City has not entered into an agreement with any proposer who responded to Request for Proposals RE1025; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is directed to reject all proposals received under Request for Proposals RE1025.

Section 2. That the City Manager is directed to issue a Request for Proposals in substantial form as attached hereto for the development of certain properties located in the block directly southwest of the intersection of E 18th Street & Vine Street in Kansas City, Jackson County, Missouri.

..end

**No Fact Sheet
Provided for
Resolution No.**

220101



File #: 160252

ORDINANCE NO. 160252

Approving and designating Redevelopment Project 3 of the Arlington Road Tax Increment Financing Plan as a Redevelopment Project; and adopting tax increment financing therefor.

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 created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on November 6, 2014, the City Council passed Committee Substitute for Ordinance No. 140916, which accepted the recommendations of the Commission as to the Arlington Road Tax Increment Financing Plan ("Redevelopment Plan") and designated the Redevelopment Area as a blighted area; and

WHEREAS, the City Council has previously amended the Redevelopment Plan since it was first approved; and

WHEREAS, the Second Amendment modifies the Budget of Redevelopment Project Costs to more accurately reflect the costs related to each public infrastructure improvement contemplated by the Plan and clarifies the schedule of development for each such public infrastructure improvement and provides for the addition of Redevelopment Project Areas 2 and 3 and was recommended for approval by the Commission and approved by the City Council; 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 3 legally described as follows:

All that part of the Southwest Quarter of Section 35, Township 51 North, Range 32 West, of the 5th Principal Meridian in Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northeast corner of the Northeast Quarter of Section 2, Township 50 North, Range 32 West; thence North 89 degrees 31 minutes 30 seconds West, along the North line of said Northeast Quarter, 2,610.25 feet to the Northwest corner of said Northeast Quarter; thence North 88 degrees 27 minutes 58 seconds West, 1,280.50 feet to the Point of Beginning of the tract of land to be herein described; thence North 89 degrees 31 minutes 45 seconds West, 447.96 feet; thence North 00 degrees 15 minutes 10 seconds East, 243.96 feet; thence North 19 degrees 59 minutes 25 seconds West, 715.18 feet; thence South 89 degrees 33 minutes 41 seconds East, 695.43 feet; thence South 00 degrees 15

minutes 14 seconds West, 914.42 feet to the point of beginning. Containing 492,495 square feet or 11.31 acres, more or less. All lying above the Winterset Ledge of limestone rock.

is approved and designated by the Arlington Road Tax Increment Financing Plan as Redevelopment Project 3 ("Project 3").

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project 3. After the total equalized assessed valuation of the taxable real property in Project 3 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project 3, 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 project 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 3 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 3 over and above the initial equalized assessed value of each such unit of property in the area selected for Project 3 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes, which are necessary to the payment of Project 3 Costs within the Redevelopment Area, 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 3 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage 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.

..end

Approved as to form and legality:

Brian T. Rabineau

Assistant City Attorney

GENERAL

Ordinance Fact Sheet

160252

Brief Title	Approval Deadline	Reason
Second Amendment to Arlington Road TIF Plan		

Ordinance Number

Details	Positions/Recommendations								
<p>Specific Address</p> <p>The Redevelopment Area is 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> <p>Reason For Legislation</p> <p>Activating and approving Project Area 3 in the Arlington Road Tax Increment Financing Plan</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Sponsor</td> <td></td> </tr> <tr> <td>Programs, Departments, or Groups Affected</td> <td></td> </tr> <tr> <td>Applicants / Proponents</td> <td> Applicant Hunt Midwest City Department Other </td> </tr> <tr> <td>Opponents</td> <td> Groups or Individuals None Known Basis of opposition </td> </tr> </table>	Sponsor		Programs, Departments, or Groups Affected		Applicants / Proponents	Applicant Hunt Midwest City Department Other	Opponents	Groups or Individuals None Known Basis of opposition
Sponsor									
Programs, Departments, or Groups Affected									
Applicants / Proponents	Applicant Hunt Midwest City Department Other								
Opponents	Groups or Individuals None Known Basis of opposition								
<p>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.)</p> <p>The City Council approved the Arlington Road TIF Plan by Committee Substitute for Ordinance No. 140916 on November 6, 2014.</p> <p>Proposed Second Amendment to the Arlington Road TIF Plan: The Redevelopment Area is 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>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">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 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) </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>	Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against	Board or Commission Recommendation	By <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		
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against								
Board or Commission Recommendation	By <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								

(Continued on reverse side)

Details

Estimated Redevelopment Costs and Reimbursable Costs:

The Reimbursable Project Costs remain unchanged in this amendment.

Projected Sources of Funds: The sources of funds remain unchanged.

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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	Proposed amendment will have no financial impact on the Plan
Fund Source (s) and Appropriation Account Codes	Funding sources will be private investment and TIF revenue stream.
Is this Ordinance or Resolution Good for the Children?	

Applicable Dates:

Fact Sheet Prepared by:

Dan Moye, Development Services Specialist, Economic Development Corporation

Reviewed by:

Reference Numbers



File #: 211122

ORDINANCE NO. 211122

Amending Chapter 88, Code of Ordinances, by repealing Section 88-605-03, Street Naming Committee, and enacting in lieu thereof a new section of like number and subject matter for the purpose of requiring City Council approval for the renaming of streets.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Code of Ordinances, is hereby amended by repealing Section 88-605-03, Street Naming, and enacting in lieu thereof a new section of like number and subject matter, to read as follows:

88-605-03 - STREET NAMING COMMITTEE

88-605-03-A. ESTABLISHMENT AND PURPOSE

There is hereby established a street naming committee with the prime function of assigning names to the public and private streets.

88-605-03-B. MEMBERSHIP

The following individuals are members of the street naming committee:

1. city planning and development director;
2. public works director;
3. parks and recreation director;
4. fire chief;
5. police chief.

88-605-03-C. EX OFFICIO MEMBERS

The following are ex officio members of the street naming committee:

1. U.S. post office; and
2. other agencies as deemed necessary by the city planning and development director to render a complete and competent review of proposed street names.

88-605-03-D. PROCEDURES

The city planning and development director is the chairperson of the street naming committee. The chair's function is to coordinate committee activities. The committee shall review requests to rename streets and make recommendations to the city council when needed. The committee shall assign street names as part of the subdivision plat approval process. The chair must inform the developer of recommendations by the committee and must present recommendations to the city plan commission or the city council, as necessary.

88-605-03-E. HONORARY STREET NAMES

Honorary street names may be used to honor neighborhood and local leaders, community activists, and state and national figures. The following guidelines apply.

1. **CONSIDERATION OF NOMINEES**

The nominating person or organization must prepare an autobiography or historical statement of the proposed recipient of the honorary street name designation. The statement should outline the historical or cultural significance of the nominated person, place, or event to the community and to the city. Attached to the autobiography or historical statement should be a map indicating where the honorary street name is being requested and additional information as to why the identified section of street is appropriate.

2. **PETITION OF SUPPORT**

The nominating person or organization must include with the request package a petition of support for the proposed honorary street name. The petition must be signed by no fewer than 50 residents of the city, and must also include at least 75% of the property owners abutting that section of the street proposed to be honored. Special circumstances regarding street segment length or location, etc., will be considered by the city council on a case-by-case basis.

3. **CONSIDERATION BY THE STREET NAMING COMMITTEE**

The nomination request package must be referred to the street naming committee for review. After the street naming committee reviews the application, a report discussing the validity of the petition and the anticipated costs that will be incurred to carry out the request must be prepared and submitted to the city council. The city council may act to approve or deny the application. A simple majority vote is required by city council.

4. **FINANCIAL BURDEN**

The costs of fabrication and installation of the honorary signs as well as all future maintenance and replacement of the signs will be the responsibility of the nominating person or group.

5. **PLACEMENT AND DESIGN OF SIGNS**

Honorary street name signs may not exceed the regulatory size of a green guide street sign. The department of public works has sole authority for the fabrication and installation of honorary street name signs in the city.

6. **TERMINATION OF AN HONORARY STREET NAME DESIGNATION**
The city may choose at any time and for any reason to discontinue any honorary street name designation by approval of the city council. Should all of the signs become missing or vandalized and remain so for a period of one year with no remedy, the designation will be considered abandoned. The city will not replace or repair any honorary signs without compensation.

7. **HONORARY STREET NAME AS ALIAS FOR OFFICIAL STREET NAME**
The honorary street name must be logged as an alias in the city's emergency communications system and by the U.S. Postal Service for mail delivery purposes.

88-605-03-F. STREET RENAMING

Street renaming is a process to establish a new name for a street that has already been given a street name by an approved plat, by the street naming committee or by the city council.

1. **CONSIDERATION OF RE-NAMING**
The city council or the Parks Board in the case of streets under their jurisdiction may initiate renaming of a street. The city planning and development director may initiate renaming only in the instance of fixing an error. A statement outlining the need to rename a street and a map indicating where the street re-naming is being requested shall be provided.

2. **CONSIDERATION BY THE STREET NAMING COMMITTEE**
The application must be referred to the street naming committee for review. After the street naming committee reviews the application, a report discussing the impacts on the property owners, the anticipated costs that will be incurred to carry out the request and a recommendation must be prepared and submitted to the city council.

3. **NOTICE OF HEARING**
Notice of the city council public hearing must be sent by the initiator by U.S. mail, first class at least 13 days before the date of the hearing to all property owners adjacent to the section of street proposed to be renamed, any registered neighborhood organization and/or registered civic organization whose boundaries include the subject street, and all owners of property within 300 feet of the street to be renamed. Addresses must be based on the latest available, city-maintained property ownership information. The mailed notice shall indicate the date, time and place of the public hearing, describe the requested action to be taken, indicate where to obtain additional information, and provide contact or other information sufficient for those interested to determine when the city council will hold its hearing on the re-naming.

4. **HEARING AND FINAL ACTION**

Following the close of the public hearing, the city council may act to approve or deny the proposed renaming. A simple majority vote is required by city council.

Section 2. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by law have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

211122

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2021-00204

Brief Title

A request to amend Chapter 88, street naming to clarify the process for street renaming and approvals for honorary street naming allow for other types of signs to be relocated that are a part of an eminent domain action.

Details

Location: City Wide

Reason for Legislation: To amend Chapter 88, Street Naming to clarify the process for street re-naming and approvals for honorary street naming.

PLAN REVIEW

The proposed code amendment began based on direction from CS Resolution 200838, which directed staff to amend Chapter 88 to provide process for re-naming of streets and for approving authority for honorary street names. The proposed amendment provides a formal process for re-naming of streets including notification of all adjacent landowners and everyone within 300' of the street to be renamed. The city council and the parks board (when streets under their jurisdiction) can initiate renaming a street. City Planning Director has the authority to apply only if the change is to fix an error on a plat. The street naming committee shall review and make recommendation to the city council. Notice shall be made to all adjacent property owners and owners withing 300' of the street. The council shall have a public hearing and then with a simple majority vote, choose to approve or deny. The other adjustment is requiring honorary street names be approved by the city council. This is to ensure those being honored meet the city council's desire for individuals that were leaders, community activist or state and national leaders.

CPC RECOMMENDATION

On December 7, 2021 the CPC recommended approval of CD-CPC-2021-00204 without conditions.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	City Wide
Applicants / Proponents	Applicant
	City Department City Planning & Development Other
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	Reason Against
Board or Commission Recommendation	City Plan Commission (6-0) 12-07-2021 By Beasley, Crowl, Enders, Hill, Rojas, Allender
	<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

Continued from Page 1

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

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

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Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By:	Date: 12-15-2021		
Diane Binckley Deputy Director			
Reviewed By:	Date: 12-15-2021	Initial Application Filed:	
Diane Binckley Deputy Director		City Plan Commission:	12-07-2021
		Revised Plans Filed:	N/A
Reference Numbers:			
Case No. CD-CPC-2021-00204			