



Legislation Text

File #: 220730, Version: 2

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 220730

Sponsor: Director of City Planning and Development Department

Approving the Main Street - ABC/35 Block Urban Renewal Area Plan on approximately 2.4 acres generally located at 3244 Main and 3634 Main Street; and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC-2022-00094)

WHEREAS, Section 99.430, RSMo, provides that a legislative body may approve a declaration of blight and approve an urban renewal plan for the same area simultaneously; and

WHEREAS, it is desirable and in the public interest that the Land Clearance for Redevelopment Authority of Kansas City, Missouri submit an Urban Renewal Plan for the historic and distressed properties along Main Street; and

WHEREAS, the Land Clearance for Redevelopment Authority has found said area to be blighted due to the insanitary or unsafe conditions, deterioration of site improvements, and a combination of such factors so as to constitute an economic or social liability to the public health, safety, morals or welfare; and

WHEREAS, the Land Clearance for Redevelopment Authority has recommended and determined that the Main Street - ABC/36 Block Urban Renewal Plan area be eligible for tax abatement and, if necessary, the exercise of eminent domain by the Land Clearance for Redevelopment Authority; and

WHEREAS, the City Plan Commission reviewed and recommended approval of the Main Street - ABC/35 Block Urban Renewal Plan on July 19, 2022;

WHEREAS, on October 6, 2016, the City did pass Second Committee Substitute for Ordinance No. 160383, as amended, which Ordinance No. 160383, as amended, enacted guidelines on the City's use of abated and exempted real property taxes in funding economic development projects; and

WHEREAS, Section 9 of Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance 200497, as amended, provides that notwithstanding the guidelines set forth therein, the capture and redirection, or abatement or exemption, in whole or in part, of ad valorem real property taxes can be authorized to the full extent authorized by any provision of law;

WHEREAS, City Code § 3-622(d), provides that the prevailing wage requirements for projects may be waived, giving particular consideration to the enumerated extraordinary qualifications; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the proposed Urban Renewal area an area generally consisting of two scattered sites on

the west side of Main Street located between Linwood Boulevard on the north, Main Street on the east, W. 37th Street on the south, and Baltimore Avenue on the west, and more specifically located at 3240-3244 Main Street (Project Area 1) and at 3620-3636 Main Street, 2 W. 37th Street, and at 3633-3635 Baltimore Avenue (Project Area 2), and more specifically described as:

Parcel 1 (Project Area 1):

Lot 3, except the North 4 feet thereof, Block 2, HYDE PARK, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, together with an easement for private alley or passageway appurtenant to the above-described property over the North 4 feet of said Lot 3 and appurtenant to the premises in question on the North as described in instrument recorded in Book B-1303, Page 363, in the Office of the Recorder of Deeds of Jackson County, Missouri, at Kansas City.

Parcel 2 (Project Area 1)

LOT 4, and the North 1/2 of LOT 5, BLOCK 2, HYDE PARK, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel 3 (Project Areas 2)

Lots 5 and 6, Block 1, HYDE PARK ANNEX, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel 4 (Project Area 2)

Lot 4, Block 1, HYDE PARK ANNEX, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel 5 (Project Area 2)

LOTS 5 & 6, Block 30, HYDE PARK, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel 6 (Project Area 2)

LOTS 5 & 6, Block 30, HYDE PARK, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel 7 (Project Area 2)

Lots 1, 2, and 3, VALENTINE ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel 8 (Project Area 2)

Lots 4 and 5, VALENTINE ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

, is a blighted area and in need of redevelopment and rehabilitation and is appropriate for an Urban Renewal Project, and that the undertaking by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, of surveys and plans for an urban renewal project of a character contemplated by Section 99.430, Revised Statutes of Missouri, as amended, and the proposed urban renewal area is hereby approved.

Section 2. That the Council has duly made the findings necessary for compliance with Sections 99.320 and 99.430, Revised Statutes of Missouri, as amended.

Section 3. That the Urban Renewal Plan which is known as the Main Street - ABC/36 Block Urban Renewal Plan, a copy of which is on file in the office of the City Clerk with this ordinance and is incorporated herein by reference, is hereby approved including, if necessary, the power of eminent domain.

Section 4. That pursuant to Section 9 of Second Committee Substitute for Ordinance No. 160383, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by the Land Clearance for Redevelopment Authority Law with respect to any for projects in the Urban Renewal Plan Area that involve the renovation or rehabilitation of a building that has been designated by a government entity as a local or national historic landmark or contribute to a historic district, or projects that have filed an application with the National Parks Service to be placed on the National Register of Historic Places, in which case the exclusion would be subject to such designation being approved and for projects providing affordable housing or housing at deeper levels of affordability, as defined in Code Section 74-11.

Section 5. That said Urban Renewal Plan is hereby found to be feasible and in conformance with the Master Plan for the development of the community as a whole.

Section 6. That pursuant to City Code § 3-622(d), the City Council hereby authorizes the waiver or modification of the prevailing wage requirements outlined in Code § 3-622, for projects in the Urban Renewal Plan for projects in the Urban Renewal Plan Area that involve the renovation or rehabilitation of a building that has been designated by a government entity as a local or national historic landmark or contribute to a historic district, or projects that have filed an application with the National Parks Service to be placed on the National Register of Historic Places, in which case the exclusion would be subject to such designation being approved and for projects providing affordable housing or housing at deeper levels of affordability, as defined in Code Section 74-11.

Approved as to form and legality:

Emalea Black
Assistant City Attorney