



Legislation Details (With Text)

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File created:	5/2/2022	In control:		Neighborhood Planning and Development Committee	
On agenda:	5/11/2022	Final action:		5/12/2022	
Title:	Accepting the recommendations of the Tax Increment Financing Commission and approving the Ninth Amendment to the Winchester Center Tax Increment Financing Plan; and directing the City Clerk to send a copy of this ordinance to Jackson County.				

Sponsors:

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Attachments: 1. FACT SHEET, 2. PRESENTATION (002), 3. Winchester TIF - Plan 9th Amendment, 4. Authenticated Ordinance 220390

Date	Ver.	Action By	Action	Result
5/12/2022	1	Council	Passed	Pass
5/5/2022	1	Council		

ORDINANCE NO. 220390

Accepting the recommendations of the Tax Increment Financing Commission and approving the Ninth Amendment to the Winchester Center Tax Increment Financing Plan; and directing the City Clerk to send a copy of this ordinance to Jackson County.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), the City Council of Kansas City, Missouri (the "Council") by Ordinance No. 54556 passed on November 24, 1982, and thereafter repealed and amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015 (the "Authorizing Ordinances") created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on December 19, 1991, the City Council passed Ordinance No. 911435, which accepted the recommendations of the Commission as to the approval of the Winchester Center Tax Increment Financing Plan ("Redevelopment Plan" or "Plan") and the designation of the Redevelopment Area described therein to be a conservation area; and

WHEREAS, the Redevelopment Plan has been amended 8 times; and

WHEREAS, on April 12, 2022, the Commission, upon the recommendation of its Housing Committee, passed Resolution No. 4-13-22, which recommended that the Council ratify the Commission's approval of extending the time for funding improvements in connection with the neighborhood improvement program to

April 2024, by approving the Ninth Amendment to the Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Commission regarding the Ninth Amendment to the Plan are hereby accepted and the Ninth Amendment, a copy of which is attached hereto, is hereby approved.

Section 2. That all terms used in this Ordinance, not otherwise defined herein, shall be construed as defined in the Act.

Section 3. That the Council finds that:

- (a) Good cause has been shown for amendment of the Redevelopment Plan, and that the previous findings of the City Council with respect to the Redevelopment Plan are not affected by the Ninth Amendment and apply equally to the Ninth Amendment;
- (b) The Redevelopment Area, described in the Redevelopment Plan, as by the Ninth Amendment, is a conservation area, as a whole, 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, as amended by the Ninth Amendment, and the utilization of tax increment financing;
- (c) The areas selected as Redevelopment Projects include only those parcels of real property and improvements which will be directly and substantially benefited by the public improvements described by the Redevelopment Plan, as amended by the Ninth Amendment;
- (d) The Redevelopment Plan, as amended by the Ninth Amendment, and each Redevelopment Project, conform to the comprehensive plan for the development of the City as a whole;
- (e) The estimated dates of completion of the respective Redevelopment Projects and retirement of any obligations incurred to finance Redevelopment Project Costs have been stated in the Redevelopment Plan, as amended by the Ninth Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project authorized by the Plan, as amended;
- (f) The Redevelopment Plan, as amended by the Sixth Amendment, includes a plan for relocation assistance for businesses and residences;
- (g) The Ninth Amendment does not alter the cost-benefit analysis previously incorporated within the Redevelopment Plan.
- (h) The Redevelopment Plan, as amended by the Ninth Amendment does not include the initial development or redevelopment of any gambling establishment; and
- (i) A study has been completed and the findings of such study satisfy the requirements set out in subdivision (1) of Section 99.810, RSMo.

Approved as to form and legality:

Emalea Black
Assistant City Attorney