

REQUEST FOR ORDINANCE

SHOAL CREEK TIF PLAN TWENTY YEAR PROGRESS REPORT

Redevelopment Plan Area: The Shoal Creek TIF Area is described by the Plan as generally bounded on the north by NE 108th Street and Missouri Route 291, on the east by the Kansas City ó Liberty city limits and Missouri Route 291, on the south by the Kansas City ó Pleasant Valley city limits, and on the west by Indiana and N Eastern Avenue, in Kansas City, Clay County, Missouri.

The Shoal Creek Tax Increment Financing Plan (öPlanö) was approved by the City Council's passage of Ordinance No. 941443 on November 10, 1994 and has been subsequently amended by First Amendment on October 2, 1997 by Ordinance No. 971310; by Second Amendment on May 8, 2003 by Ordinance No. 030545; by Third Amendment on April 29, 2004 by Ordinance No. 040457; by Fourth Amendment on November 9, 2004 by Ordinance No. 041218; by Fifth Amendment on August 31, 2006 by Ordinance No. 060903; by Sixth Amendment on December 14, 2006 by Ordinance No. 061320; by Seventh Amendment on May 8, 2008 by Ordinance No. 080419; by Eighth Amendment on November 20, 2008 by Ordinance No. 081118; by Ninth Amendment on April 16, 2009 by Ordinance No. 090262; by Tenth Amendment on March 10, 2011 by Ordinance No. 110073; and by Eleventh Amendment on July 25, 2013 by Ordinance No. 130532..

Notices: Notices were published in the Kansas City Star, a newspaper of general circulation of the Twenty Year Progress Report beginning on July 1, 2015 for four consecutive weeks.

Purpose:

Whereas, Section 99.865.3, RSMo, provides that five years after the establishment of a redevelopment plan and every five years thereafter, the Council shall hold a public hearing regarding those redevelopment plans and projects created pursuant to Sections 99.800 to 99.865 RSMo, for the purpose of determining if the plan/project is making satisfactory progress.

Plan Objective: The objective of the Shoal Creek TIF plan calls for the development of the Redevelopment Area through the construction of sections of Shoal Creek Parkway, NE 72nd Street, Maplewoods Parkway, NE 76th Street, NE 96th Street, N. Flintlock Road, N. Brighton Avenue, N Eastern Avenue, NE 108th Street, NE 104th Street and the interchange at I-35 and 291 Interchange as well as improvements in Hodge Park. The TIF revenues comprise 45% of EATS only. The remainder of EATS and all of the PILOTS are redistributed to the taxing districts. After year 2000, the Liberty School District and the North Kansas City School District have to approve the use of PILOTS for reimbursement of project costs.

Current Status: To date, 23 projects have been completed within the Shoal Creek TIF Plan and two projects are currently under construction.

TIF Staff Recommendation: Approval of the Ordinance