

COMPARED VERSION
COMMITTEE SUBSTITUTE TO ORIGINAL ORDINANCE

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 260632

Declaring a temporary moratorium on certain property transactions within the 18th and Vine District; and directing the City Manager to develop a comprehensive redevelopment and rezoning plan for the area.

WHEREAS, the 18th and Vine District is experiencing significant momentum driven by public and private investment and redevelopment activity; and

WHEREAS, the 18th and Vine community and the City of Kansas City, as a major investor in the district, have a shared interest in preserving and strengthening the area's culture, history, relevance, and long-term economic success; and

WHEREAS, the City supports the creation of an 18th and Vine Community Improvement District to facilitate collaboration among property owners, businesses, developers, tenants, event organizers, residents, and other stakeholders regarding the future of the district; and

WHEREAS, the City Council finds that a coordinated redevelopment strategy is necessary to ensure long-term success and community benefit; NOW, THEREFORE

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Mayor and Council hereby declare ~~a moratorium, not to exceed thirty-six (36) months,~~ fourteen (14) months, on the sale or transfer of City-owned properties within the 18th and Vine District that are eligible for disposition.

Section 2. That the Mayor and Council hereby declare a moratorium, not to exceed ~~thirty-six (36) months~~ fourteen (14) months, with the ability for necessary extension, on the approval of new incentives for City-owned properties or properties financially secured by the City that are eligible for disposition within the district.

Section 3. That the City Manager is encouraged to work with City-affiliated agencies and entities with property ownership or financial interests within the district to adopt similar temporary moratoria.

Section 4. ~~That properties subject to existing redevelopment agreements shall be exempt from the moratoria established herein, and nothing in this Ordinance shall prohibit short term lease agreements. That the moratoria established herein shall not apply to properties subject to executed redevelopment, disposition, development, or incentive agreements existing on the effective date of this Ordinance; projects that have recently received final approval by the City Council or City Manager prior to the effective date; projects for which the City Manager determines that the developer has made substantial financial commitments, completed significant~~

due diligence, or otherwise materially advanced toward implementation consistent with the objectives of this ordinance; and short term leases.

~~Section 5.~~Section 5. That the City Manager may approve an exception to the moratorium upon finding that a proposed project demonstrates sufficient financial capacity and development experience; has engaged affected community stakeholders; advances the cultural, economic, and historic objectives of the 18th and Vine District; and will not materially interfere with preparation of the comprehensive redevelopment plan.

Section 6. That the City Manager is directed to engage the 18th and Vine Community Improvement District and community stakeholders to develop a comprehensive redevelopment and rezoning plan for the area generally bounded by Troost Avenue, Prospect Avenue, Truman Road, and 25th Street, with authority to expand such boundaries as necessary.

Section ~~6~~7. That the City Manager shall provide an initial draft of such plan within six (6) months, a second draft within twelve (12) months, and a final plan within ~~thirty-six (36)~~fourteen (14) months of the adoption of this ~~Resolution~~Ordinance.

Approved as to form:

Sarah Baxter
Senior Associate City Attorney