

COMMITTEE SUBSTITUTE FOR RESOLUTION NO. 170992

Declaring the area generally located at 110 E. 8th Street and 718 Grand Boulevard a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Missouri law.

WHEREAS, Section 100.400, Revised Statutes of Missouri ("RSMo"), provides that a general development plan may be prepared subject to the declaration that the area is blighted, insanitary or undeveloped industrial area in need of industrial development; and

WHEREAS, Section 99.810, RSMo, provides that a redevelopment area is a blighted area, conservation area or an economic development area that 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 tax increment financing; and

WHEREAS, Section 99.430, RSMo, provides that an urban renewal plan may be prepared subject to the declaration that the area is blighted, or insanitary in need of redevelopment or in need of rehabilitation; and

WHEREAS, Section 67.1461, RSMo, provides districts that include a blighted area shall have additional powers; and

WHEREAS, Section 353.020, RSMo, provides an urban redevelopment corporation shall operate on or more redevelopment projects pursuant to an authorized development plan determined by the governing authority that the area covered by the plan is blighted; and

WHEREAS, it is desirable and in the public interest that the City or a designated agency, undertake the redevelopment for an area generally located at 110 E. 8th Street 718 Grand Boulevard; and

WHEREAS, said area is blighted due to insanitary, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, the existence of conditions which endanger life or property by fire or other causes or a combination of such factors so as to constitute an economic or social liability to the public health, safety, morals or welfare; and

WHEREAS, said area by reason of age, obsolescence, inadequate or outmoded design or physical deterioration have become economic and social liability and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes;

WHEREAS, the City and Developer both agree that the properties at 718 Grand Boulevard and 110 E. 8th Street are in disrepair and are public nuisances that present a potential danger to the public, health and safety; and

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WHEREAS, the Developer will apply for demolition permits upon adoption of this Resolution, begin demolition within 15 days of obtaining the demolition permit and complete demolition of both 718 Grand Boulevard and 110 E. 8th Street properties within 90 days of commencement of demolition; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the area generally located at 110 E. 8th Street and 718 Grand Boulevard, more specifically described as follows:

110 E 8th Street: The West 5 feet of Lot 187 and the East 19 feet of Lot 188, Ross & Scarritt's Addition, a subdivision in Kansas City, Jackson County, Missouri; and

718 Grand Boulevard: A tract of land in Ross & Scarritt's Addition, a subdivision in Kansas City, Jackson County, Missouri, described as follows: Beginning in the West line of Grand Avenue, at the Northeast corner of Lot 184, in said Ross & Scarritt's Addition and running thence North along the West line of Grand Avenue, 80 feet, more or less, to a point 138 ½ feet South of the intersection of said street line with the South line of 7th Street, formerly Court Avenue, thence West parallel with the North line of 8th Street, 122 feet; thence South parallel with the West line of Grand Avenue, 80 feet, more or less, to a point in the North line of Lot 188 of said Ross & Scarritt's Addition; thence East parallel with the North line of 8th Street, 122 feet to the place of beginning, according to the recorded plat thereof.;

is a blighted area in need of redevelopment, and that the undertaking by the City or an agency, of surveys and plans for a redevelopment project of the character contemplated by Missouri law, is hereby approved.

Section 2. That this Council has duly made the findings necessary for compliance with Sections 100.310 and 100.400; 99.805 and 99.810; 99.320 and 99.430 , 67.1401 and 67.1461; 353.020 and 353.060, RSMo.



Authenticated as Passed

[Signature]
Siy James, Mayor

[Signature]
Marilyn Sanders, City Clerk

DEC 14 2017

Date Passed