

GENERAL

Ordinance Fact Sheet

Ordinance Number

Brief Title	Approval Deadline	Reason
Sixteenth Amendment to the Shoal Creek Parkway TIF Plan		

Details	Positions/Recommendations														
<p>Specific Address</p> <p>The Redevelopment Area of the Shoal Creek Parkway Tax Increment Financing Plan (the "TIF Plan") is generally bound on the north by NE 108th Street and Missouri Route 291, on the east by Kansas City-Liberty city limits, on the south by Kansas City-Pleasant Valley city limits and on the west by Indiana and N. Staley Road (the "Redevelopment Area") in Kansas City, Clay County, Missouri (the "City").</p> <p>Reason For Legislation</p> <p>The Sixteenth Amendment (the "Sixteenth Amendment") to the TIF Plan provides for (a) modifications to the description of the public improvements contemplated by the TIF Plan, (b) modifications to the Budget of Redevelopment Project Costs identified by the TIF Plan, and (c) modifications to the Sources of Funds described by the TIF Plan. The Sixteenth Amendment does not alter or modify the intent of the TIF Plan, except for those changes specifically mentioned herein.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Sponsor</td> <td>Councilwoman Heather Hall</td> </tr> <tr> <td>Programs, Departments, or Groups Affected</td> <td></td> </tr> <tr> <td>Applicants / Proponents</td> <td> Applicant Tax Increment Financing Commission City Department Other </td> </tr> <tr> <td>Opponents</td> <td> Groups or Individuals None Known Basis of opposition </td> </tr> <tr> <td>Staff Recommendation</td> <td> <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against </td> </tr> <tr> <td>Board or Commission Recommendation</td> <td> By Tax Increment Financing Commission Resolution <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions) </td> </tr> <tr> <td>Council Committee Actions</td> <td> <input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass </td> </tr> </table>	Sponsor	Councilwoman Heather Hall	Programs, Departments, or Groups Affected		Applicants / Proponents	Applicant Tax Increment Financing Commission City Department Other	Opponents	Groups or Individuals None Known Basis of opposition	Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against	Board or Commission Recommendation	By Tax Increment Financing Commission Resolution <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)	Council Committee Actions	<input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass
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<p>The City Council approved the TIF Plan by Ordinance No. 941443, the first amendment to the TIF Plan by Ordinance No. 971310, the second amendment to the TIF Plan by Ordinance No. 021283 with the legal description revised by Ordinance No. 030545, the third amendment to the TIF Plan by Ordinance No. 040457, the fourth amendment to the TIF Plan by Ordinance No. 041218, the fifth amendment to the TIF Plan by Ordinance No. 060903, the sixth amendment to the TIF Plan by Ordinance No. 061320, the seventh amendment to the TIF Plan by Ordinance No. 080419, the eighth amendment to the TIF Plan by Ordinance No. 081118, the ninth amendment to the TIF Plan by Ordinance No. 090262, the tenth amendment to the TIF Plan by Ordinance No. 110073, the eleventh amendment to the TIF Plan by Ordinance No. 130532, the twelfth amendment to the TIF Plan by Ordinance No. 160592, the thirteenth amendment to the TIF Plan by Committee Sub for Ordinance No. 170327, the fourteenth amendment to the TIF Plan by Ordinance No. 180583, and the fifteenth amendment to the TIF Plan by Ordinance No. 190216.</p> <p>The Sixteenth Amendment provides for (a) modifications to the description of the public improvements contemplated by the TIF Plan, (b) modifications to the Budget of Redevelopment Project Costs identified by the TIF Plan, and (c) modifications to the Sources of Funds described by the TIF Plan.</p> <p>The Sixteenth Amendment does not alter or modify the intent of the TIF Plan, except for those changes specifically mentioned herein.</p> <p>Specifically,</p> <ul style="list-style-type: none"> • Economic Development Area: The Sixteenth Amendment does not alter the previous finding that the Redevelopment Area on the whole is an economic development area and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed "but for" the adoption of tax increment financing. This amendment would not change these findings. 															

(Continued on reverse side)

Details

- **Finding the Area Conforms to the City's Comprehensive Plan:** The changes contemplated by the Sixteenth Amendment are of a nature that they do not alter the TIF Commission's and Council's previous finding that the TIF Plan conforms with the City's FOCUS Plan.
- **Cost Benefit Analysis:** The changes contemplated by the Sixteenth Amendment are of a nature that they do not alter the TIF Commission's and City's Cost Benefit Analysis incorporated within the TIF Plan.
- **Redevelopment Schedule:** All Redevelopment Projects, including those contemplated by the Sixteenth Amendment, are to be completed no later than twenty-three (23) years from the adoption of the ordinances approving the Redevelopment Projects.
- **Relocation Plan:** The changes contemplated by the Sixteenth Amendment are of a nature that they do not alter the previous relocation assistance plan that is a part of the TIF Plan. The Sixteenth Amendment does not contemplate the relocation of any businesses or residents.
- **Gambling Establishment:** The Sixteenth Amendment does not include development or redevelopment of any gambling establishment.
- **Acquisition by Eminent Domain:** This Sixteenth Amendment does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of the Ordinance approving such Redevelopment Project.
- **Date to Adopt Redevelopment Project:** The Sixteenth Amendment does not provide for the adoption of an Ordinance approving any Redevelopment Project later than ten (10) years from the adoption of the Plan.

Recommendation: It is staff's recommendation to approve the Sixteenth Amendment to the TIF Plan.

Policy/Program Impact

Policy or Program Change	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	

Finances

Cost & Revenue Projections -- Including Indirect Costs	
Financial Impact	
Fund Source (s) and Appropriation Account Codes	Funding Sources will be private investment, Economic Activity Taxes and other public financing sources.
Is this Ordinance or Resolution Good for the Children?	Yes. Proposed Sixteenth Amendment will lead to the development of the Shoal Creek Area, creation of new jobs and improvement of the quality of life in the City of Kansas City.

Applicable Dates:

Approved by the TIF Commission October 9, 2019 by Resolution No. 10 -7-19

Fact Sheet Prepared by:

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Reviewed by:

Reference Numbers