

GENERAL

Ordinance Fact Sheet

170970

Ordinance Number

Brief Title KCI Corridor TIF Plan	Approval Deadline	Reason
Seventeenth Amendment		

Details	Positions/Recommendations														
<p>Specific Address</p> <p>The Redevelopment Area described by the KCI Corridor Tax Increment Financing Plan (the "Plan") is an area generally bound by Tiffany Springs Parkway and NE 108th Street on the north, Barry Road on the south, Interstate 29 on the west, and Platte-Clay County Line on the east in Kansas City, Platte County, Missouri and provides for the development of public infrastructure improvements within and adjacent to the Redevelopment Area.</p> <p>The Seventeenth Amendment modifies the Redevelopment Plan by (a) expanding the boundaries of the Redevelopment Area, (b) providing for the construction of additional public infrastructure improvements and (c) increasing the amount of Redevelopment Project Costs.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Sponsor</td> <td>CM Dan Fowler</td> </tr> <tr> <td>Programs, Apartments, Groups affected</td> <td>City Planning & Development</td> </tr> <tr> <td>Applicants / Opponents</td> <td> Applicant Tax Increment Financing Commission City Department Other </td> </tr> <tr> <td>Opponents</td> <td> Groups or Individuals Basis of opposition None Known </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 <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) <input type="checkbox"/> Not Applicable </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	CM Dan Fowler	Programs, Apartments, Groups affected	City Planning & Development	Applicants / Opponents	Applicant Tax Increment Financing Commission City Department Other	Opponents	Groups or Individuals Basis of opposition None Known	Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against	Board or Commission Recommendation	By <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) <input type="checkbox"/> Not Applicable	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>Discussion (explain all financial aspects of the proposed legislation, including future implications, any direct/indirect costs, specific account numbers, ordinance references, and budget page numbers.)</p> <p>The Plan was approved by the City Council's passage of Ordinance No. 990256. The Plan was subsequently amended by the City Council's passage of Ordinance No. 040618 (the "First Amendment"), Ordinance No. 040619 (the "Second Amendment"), Ordinance No. 040620 (the "Third Amendment"), Ordinance No. 040621 (the "Fourth Amendment"), Ordinance No. 050107 ("Fifth Amendment"), Ordinance No. 060326 (the "Sixth Amendment"), Ordinance No. 080211 (the "Seventh Amendment"), Ordinance Nos. 090260 and 100497 (the "Eighth Amendment"), Ordinance No. 101007 (the "Ninth Amendment") and Ordinance No. 110603 (the "Tenth Amendment"), Ordinance No. 120485 (the "Eleventh Amendment"), Ordinance No. 120618 (the "Twelfth Amendment"), Ordinance No. 130108 (the "Thirteenth Amendment") Ordinance No. 140092 (the "Fourteenth Amendment"), Ordinance No. 140907 (the "Fifteenth Amendment"), and Ordinance No. 160416 (the "Sixteenth Amendment").</p> <p>The proposed Seventeenth Amendment to the Plan provides for (a) the expansion of the Redevelopment Area to include an approximately 37.5 triangular tract of land that is bound by a future Line Creek Parkway on the north and east, Old Tiffany Springs Road on the south and N. Belton Court on the west and is generally located at the intersection of Tiffany Springs Road and Line Creek Parkway, (b) the inclusion of additional public infrastructure improvements, (c) certain modifications to the Budget of Redevelopment Project Costs and (d) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications.</p>															

Statutory Findings:

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

It is the Tax Increment Financing Commission's (the "Commission") recommendation that the Seventeenth Amendment (the "17th Amendment") to the Plan does not alter the previous required statutory findings made by the Commission and the City Council in connection with the approval of the Plan and previous amendmnets thereto. Specifically,

Economic Development Area: The 17th Amendment does not alter the Commission's and City Council's 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 without the adoption of tax increment financing. This amendment would not change these findings.

Finding the Area Conforms to the City's Comprehensive Plan: The changes contemplated by the 17th Amendment are of a nature that they do not alter the Commission's and City Council's previous finding that the Plan conforms with the City's FOCUS Plan and the applicable Area Plan.

The areas selected for Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project Improvements.

Redevelopment Schedule: The 17th Amendment does not alter the Commission's and City Council's finding that the estimated date of completion of any redevelopment project described by the Plan and retirement of obligations incurred to finance redevelopment project costs identified by the Plan shall not occur later than twenty-three (23) years after such redevelopment project is approved by ordinance.

Relocation Plan: The changes contemplated by the 17th Amendment are of a nature that they do not alter the previous relocation assistance plan that is a part of the Plan. The 17th Amendment does not contemplate the relocation of any businesses or residents.

A cost-benefit analysis showing the impact of the Plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act.

Gambling Establishment: The 17th Amendment does not include development or redevelopment of any gambling establishment.

Acquisition by Eminent Domain: The 17th 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.

A study has been completed and the findings of such study satisfy the requirements provided under Section 99.810, RSMo.

Expenses	
Cost & Revenue Projections -- including Indirect Costs	Not Applicable
Financial Impact	
Fund Source (s) and Appropriation Account Codes	
	None

Is this Ordinance or Resolution Good for the Children?

Yes. The Plan stimulates int development that creates job ultimately impact our childrei