COMPARED VERSION
COMMITTEE SUBSTITUTE TO ORIGINAL ORDINANCE

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 250529

Estimating surplus Tax Increment Finance (TIF) revenue in the amount of $127,000.00 in the ~~Reducing the~~ General Fund ~~contingent~~ ; reducing an appropriation in the Capital Improvement Sales Tax Fund in the amount of $~~1,000~~272,000.00~~;~~ and appropriating ~~the same; authorizing the City Manager~~a like transfer to ~~enter into a Funding Agreement in an amount up to $1,000,000.00 with~~ the ~~Planned Industrial Expansion Authority of Kansas City, Missouri~~General Fund; appropriating $399,000.00 from the unappropriated fund balance of the General Fund for the ~~acquisition~~purpose of blight remediation in the ~~Robandee Shopping Center~~5th District; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, on November 9, 2017, Council approved Ordinance No. 170891, declaring certain non-contiguous areas along the Bannister Road and Blue Ridge Boulevard Corridors, east of US Highway 435 and west of Elma Avenue, north of 99th Street, and south of 87th Street, as blighted; and

WHEREAS, with Ordinance No. 170891, Council approved the East Bannister PIEA General Development Plan (with amendments the "Plan"); and

WHEREAS, on July 2, 2018, the Council passed Ordinance No. 180471 amending the Plan and expanding the Plan Area, as defined more specifically in the Plan; and

~~WHEREAS, Project Area 4 (as defined in the Plan) of the Plan is commonly known as the "Robandee Shopping Center" located on two parcels, generally located at the northeast corner of James A. Reed Road and E. Bannister Road, consisting of approximately 12 acres and located at 8200 E. Bannister Road and 8500 E. Bannister Road; and~~

~~WHEREAS the Robandee Shopping Center has become an increasingly extensive source of blight in the area, including a dangerous building, underoccupancy, and numerous code violations, as well as becoming a draw for trespass; and~~

~~WHEREAS, the Robandee Shopping Center continually experiences instances of blight that is a detriment to the surrounding neighborhoods, including illegal dumping, graffiti, and property damage; and~~

WHEREAS, the City ~~wishes to enter into an Agreement~~received $235,520.00 in surplus Tax Increment Finance (TIF) revenues from the termination of the Winchester Center TIF and appropriated $187,500 to the Winchester Home Program with the ~~Planned Industrial Expansion Authority of Kansas~~ passage of ordinance no. 241055; and

WHEREAS, the City, Jackson County, Missouri ~~("PIEA") to provide the funding for the acquisition of the Robandee Shopping Center and execute a funding~~(the "County"), Raytown Consolidated School District No. 2 (the "School District"), and the Mid-Continent Public Library

(the "Library") entered into a certain 2013 intergovernmental agreement (the "Intergovernmental Agreement") to contribute funds each taxing district would have otherwise been entitled to receive per Sections 99.800 to 99.865 RSMo. (the "TIF Act"), in the total amount of $2,832,000.00 (the "Remaining Project Funds"), to complete the remaining TIF project costs approved with the modified sixth amendment approved by City Council with the passage of committee substitute for ordinance no. 130155; and

WHEREAS, pursuant to the Intergovernmental Agreement, the County, the School District, and the Library paid their respective Settlement Contributions to the City; and

WHEREAS, ~~therefor;~~pursuant to the Intergovernmental Agreement any Remaining Project Funds are to be distributed to all affected taxing jurisdictions in the same manner as though the funds were distributed per the TIF Act; and

WHEREAS, the City entered into a certain 2013 cooperative agreement with the TIF Commission related to the implementation of the modified sixth amendment (the "Cooperative Agreement"); and

WHEREAS, pursuant to the terms of the Cooperative Agreement the City paid the Remaining Project Funds to the TIF Commission; and

WHEREAS, pursuant to the terms of the Cooperative Agreement the TIF Commission remitted $469,974.00 of Remaining Project Funds to the City following the expiration of the contract term; and

WHEREAS, the City desires to utilize its portion of the Remaining Project Funds, equaling $79,397.00, and the remaining surplus TIF revenues equaling $48,020.00 to remediate blight in the 5th District; and

WHEREAS, the City previously appropriated $1,795,000.00 with the passage of Committee Substitute for Ordinance No. 250277 from surplus TIF revenues from the 87th & Hillcrest TIF Plan toward the redevelopment of the 63rd and Prospect corridor and desires to temporarily use $272,000.00 from that appropriation to remediate blight in the 5th District with said amount expected to be repaid upon the termination of the Southtown TIF Plan and the receipt of surplus revenues all of which is expected to occur within Fiscal Year 2026; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the revenue in the following account of the General Fund, No. 1000, is estimated in the following additional amount:

26-1000-120000-480560	Contribution TIF District – Winchester	$127,000.00

Section 2. That the appropriation in the following account of the ~~General Fund~~Capital Improvements Sales Tax Fund, No. 3090, is hereby reduced by the following amount:

26-3090-648045-B-64008045 63rd & Prospect Redevelopment $272,000.00

Section 3. ~~26-1000-179990-A Contingent Appropriation $1,000,000.00~~

~~Section 2.~~ That the sum of $~~1,000~~272,000.00 is hereby appropriated from the Unappropriated Fund Balance of the ~~General Fund~~Capital Improvements Sales Tax Fund, No. 3090, to the following account:

26-~~1000-105013-B-10ROBANDEESHPCTR Robandee Shopping Center $1,000~~3090-129998-X Transfer to General Fund $272,000.00

~~Section 3. That the City Manager is authorized to execute a Funding Agreement with the PIEA in an amount up to $1,000,000.00 for the acquisition of the Robandee Shopping Center by PIEA by using funds previously appropriated to Account No. 26-1000-105013-B-10ROBANDEESHPCTR. A copy of the Funding Agreement in substantial form is attached hereto and on file in the City Manager's Office.~~

~~Section 4. That the City Manager~~ Section 4. That revenue in the amount of $272,000.00 is hereby estimated to the following account of the General Fund, No. 1000:

26-1000-120000-X Transfer from CIP Fund $272,000.00

Section 5. That the sum of $399,000.00 is hereby appropriated from the Unappropriated Fund Balance of the General Fund, No. 1000, to the following account:

26-1000-075013-B-07BLIGHTRMCD5 Blight Remediation – 5th District $399,000.00

Section 6. That the Director of General Services is designated as the requisitioning authority for Account No. 26-1000-~~105013~~075013-B-~~10ROBANDEESHPCTR~~07BLIGHTRMCD5.

~~Section 5.~~Section 7. That the City Manager is directed to replenish the appropriation reduced in Section 2 of this ordinance when surplus TIF funds from the Southtown TIF plan are received by the City.

Section 8. That this Ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503 (a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise

unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

_____

Tammy L. Queen
Director of Finance

Approved as to form:

_____

~~Andrew Bonkowski~~
Emalea Kohler
Assistant City Attorney