

## ORDINANCE NO. 180134

Approving the North Montgall PIEA General Development Plan for an area of approximately 2.34 acres generally located at the intersection of Guinotte and Montgall, bounded by the railroad tracks to the north, Guinotte Avenue Viaduct to the south, Chestnut Trafficway to the east and N. Prospect Avenue to the west; declaring the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority Law, Sections 100.300-100.620, RSMo; and authorizing abatement to the full extent authorized by applicable law pursuant to Section 9 of Second Committee Substitute for Ordinance No. 160383, as amended. (756-S)

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri did prepare or cause to be prepared the North Montgall PIEA General Development Plan and recommended that the Council approve the finding of blight and approve the General Development Plan for the area; and

WHEREAS, the City Plan Commission has reviewed and recommended approval of the finding of blight of the North Montgall PIEA General Development Plan on February 6, 2018, as evidenced by its disposition of the case and its written recommendations submitted to the City; and

WHEREAS, Section 100.400, RSMo, authorizes the Council to make a finding that an area is a blighted area and approve a general development plan for such area if the Council finds that the plan is feasible and in conformity with the general plan for the development of the community as a whole; and

WHEREAS, on October 6, 2016, the City did pass Second Committee Substitute for Ordinance No. 160383, as amended, which Ordinance No. 160383, as amended, enacted guidelines on the City's use of abated and exempted real property taxes in funding economic development projects; and

WHEREAS, Section 9 of Ordinance No. 160383, as amended, provides that notwithstanding the guidelines set forth therein, the Council retains its discretion to authorize the capture and redirection, or abatement or exemption, in whole or in part, of ad valorem real property taxes to the full extent authorized by any provision of law; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council finds the North Montgall PIEA Planning Area, which area contains approximately 2.34 acres generally located at the intersection of Guinotte and Montgall, bounded by the railroad tracks to the north, Guinotte Avenue Viaduct to the south, Chestnut Trafficway to the east and N Prospect Avenue, and is more specifically described by metes and bounds as follows:

Howard & Scotts Add, all Lots 22 & 23, Block 2.

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515 N. Prospect: Howard & Scotts Add, Lots 20 & 21, Block 2

513 N. Prospect: Howard & Scotts Add, all Lots 18 & 19, Block 2

518 N. Prospect/Vac Lot: Howard & Scotts Add, Lot 1, Block 2

516 N. Prospect/Vac Lot: Howard & Scotts Add, Lot 2, Block 2

512 N. Prospect/Vac Lot: Howard & Scotts Add, Lots 3 & 4, Block 2

Lots 5 & 6, Block 2, Howard & Scotts Add

507 N. Montgall: Howard & Scotts Addition, Lots 1 thru 6, Block 1, also vacant alley lying westerly and adjacent said lots, also Lots 16 thru 21, Block 1, and 507A N. Montgall, Howard & Scotts Addition, Lots 8 thru 15, Block 1, also vacant alley north of and adjacent Lots 7 thru 15, Block 1 except south 1/2 said alley north of and adjacent said Lot 7.

2703 Guinotte: Howard & Scotts Add, beginning northeast corner Lot 3, Block 12, thence east 36 feet; thence southerly on curve to right rad 233.25 feet to west line Lot 4; thence northerly to northwest corner Lot 4; thence northeast 23.79 feet to point of beginning, also all Lots 5 thru 8, Block 12.

to be a blighted area as defined in Section 100.310, RSMo, and more specifically finds that there is a predominance of defective and inadequate street layout, insanitary and unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life and property by fire and other causes in such planning area and as a result of the predominance of those conditions the planning area in its present condition and use constitutes an economic and social liability and a serious menace to the public health, safety, morals, and welfare.

Section 2. That the North Montgall PIEA General Development Plan prepared by the Authority and recommended to the Council is intended to and shall affect and be applicable to only the real property specifically described in Section 1 above and is hereby approved.

Section 3. That the Council has duly made the findings necessary for compliance with Section 100.300-100.620, RSMo.

Section 4. That the North Montgall PIEA General Development Plan is hereby found to be feasible and in conformance with the general plan for the development of the community as a whole.

Section 5. That the ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, and as supplemented in Second Committee Substitute for Ordinance No. 160383, As Amended, are hereby extended to the area included within the North Montgall PIEA General Development Plan to the extent and in the manner as provided

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for in said North Montgall PIEA General Development Plan, and subject to the execution of a development agreement with the Authority and developer.

Section 6. That pursuant to Section 9 of Second Committee Substitute for Ordinance No. 160383, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by Section 100.570, RSMo with respect to any project qualifying for Jobs-Based or Site-Based “High Impact” designation as determined by the AdvanceKC Scorecard, derived from the City Council’s Economic Development and Incentive Policy, or located in a severely distressed census tract that has continuously maintained such status for not less than ten (10) years immediately prior to the effective date of the request.

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I hereby certify that as required by Chapter 110, RSMo, as amended, all public notices have been given and public hearings held, as required by law.

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Secretary, City Plan Commission

Approved as to form and legality:

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Brian T. Rabineau  
Assistant City Attorney