

ORDINANCE NO. 080931

Determining compliance of the Rivergate Business Center 353 Development Plan located at 600 Broadway for the Phase One rehabilitation of the office building and parking garage and the Phase Two addition to the parking garage, and authorizing the Director of City Development to issue a Certificate of Full Compliance. (458-S-2)

WHEREAS, the City Council of Kansas City, Missouri, by Ordinance No. 941629 passed on December 15, 1994, approved the development plan submitted by Rivergate Redevelopment Corporation, declared the area included in the plan generally located at the southwest corner of 6th Street and Broadway, a blighted area and its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals and welfare; and authorizing the Director of Finance to enter into a contract (the "Redevelopment Contract") with Rivergate Redevelopment Corporation; and authorizing certain tax abatement within the Project Area; and

WHEREAS, the Redevelopment Contract was executed and became effective on May 2, 1997; and

WHEREAS, the City Council of Kansas City, Missouri, by Ordinance No. 061103 passed on October 26, 2006, the Amended and Restated Redevelopment Contract between the City and Rivergate Redevelopment Corporation, the new contract increases the tax abatement on the property for the remainder of the contract from 50% to 82% (by changing the basis for assessment of the property from 50% of the true value to 18% and requires the developer to make after hours parking available to the public for the a 20 year period upon the request of the City Manager); and

WHEREAS, the Rivergate Redevelopment Corporation has requested a Certificate of Full Compliance for Phases One and Two of the Rivergate "353" project located at 600 Broadway; and

WHEREAS, Mr. Craig Shaw, AIA, Shaw Hofstra + Associates Inc. identified that the project as built consists of the rehabilitation of a six story, 100,000 SF Office Building along with an adjacent four level parking structure with 432 parking spaces; and

WHEREAS, on September 2, 2008, the City Plan Commission reviewed the Development Plan and determined that the construction proposed in the Development Plan and contracts for the Rivergate Building and parking garage has occurred and has recommended that the City Council authorize the issuance of a Certificate of Full Compliance to the Rivergate Redevelopment Corporation; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Council finds and determines that the Rivergate Office Building and parking garage, also known as Phases One and Two of the Rivergate "353"

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Development Plan, has been completed and the construction is in compliance with the approved 353 Development Plan and contracts.

Section B. That the Council hereby authorizes the Director of City Development to issue a Certificate of Full Compliance to the Rivergate Redevelopment Corporation pursuant to the terms and conditions of the Development Plan and Redevelopment Contract and pursuant to Section 74-17, Code of Ordinances of the City of Kansas City, Missouri, for Rivergate Office Building and parking garage.

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Approved as to form and legality:

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Heather A. Brown  
Assistant City Attorney