

ORDINANCE NO. 100886

Stating the support of the City for the remediation of blight by the Planned Industrial Expansion Authority of Kansas City, Missouri (“PIEA”), in the Armour/Gillham PIEA Planning Area through its assistance to the Commonwealth Project; and approving appropriate assistance from the City to assure the successful remediation of blight, subject to certain conditions.

WHEREAS, the City Council passed Ordinance No. 060105, finding that a blighted, insanitary and undeveloped industrial area exists in an area generally located on the north side of Armour Boulevard between Warwick Street on the west and just east of Gillham Road on the east (Armour/Gillham PIEA Planning Area), and approving a general plan for its redevelopment (Armour/Gillham General Development Plan) as prepared by the PIEA; and

WHEREAS, the Commonwealth Project is a multi-family housing development with both affordable and market rate housing components and approximately six hundred units spanning several buildings along the City’s Armour Boulevard corridor between Broadway Avenue and Troost Avenue; and

WHEREAS, completion of the Commonwealth Project will significantly contribute to the commercial and residential revitalization of the City’s Armour Boulevard corridor; and

WHEREAS, the contemplated housing development furthers the City’s goals for this area of the City as described in the FOCUS Plan, will be consistent with the purpose of the Armour/Gillham General Development Plan of the PIEA, as it may be amended, and will include a quality of multi-family housing otherwise unavailable in this area of the City; and

WHEREAS, the City desires to identify appropriate additional funding mechanisms to support PIEA’s efforts to remediate blight in the Armour/Gillham PIEA Planning Area through its assistance to the Commonwealth Project; and

WHEREAS, funds from the Industrial Development Authority of the City of Kansas City, Missouri - Uptown Theater and Midtown Redevelopment Projects Midtown Business Interruption Fund (the “Fund”) have been identified as available to assist in the remediation of this blight and the use of the Fund for this purpose is generally consistent with the purposes of the Midtown TIF’s Housing Program, NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City hereby expresses its support for the remediation of blight in the Armour/Gillham PIEA Planning Area by PIEA through its assistance to the Commonwealth Project along the City’s Armour Boulevard corridor.

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Section 2. That for the purpose of blight remediation in the Armour/Gillham PIEA Planning Area, the Council directs the City Manager to allocate to the PIEA a total of five million dollars (\$5,000,000.00) from the Industrial Development Authority of the City of Kansas City, Missouri - Uptown Theater and Midtown Redevelopment Projects Midtown Business Interruption Fund.

Section 3. That the total allocation shall be paid in four equal installments of \$1,250,000.00 over a four-year period, including a “catch-up” provision for reimbursement of any amount less than an annual installment. Each allocation shall be subject to the following conditions: (1) an annual appropriation by the City; (2) availability of funds within the Fund; (3) disbursement of funds in accordance with existing annual procedures, “no-dark” provisions for Costco, Sun Fresh and Home Depot, and a minimum of one year’s average annual debt service in reserve; and (4) negotiation and execution of a Funding Agreement between the City and the PIEA for the use of the funds, which use shall be consistent with the purposes reflected in this Ordinance.

Section 4. That the Council directs the City Manager to take any and all other actions as may be necessary to effectuate the purposes of this Ordinance.

Approved as to form and legality:

Cecilia O’Connor Abbott
Assistant City Attorney