

ORDINANCE NO. 200272

Approving the Eighteenth Amendment to the 22nd & Main Tax Increment Financing Plan; and directing the City Clerk to send a copy of this ordinance to Jackson County.

WHEREAS, the 22nd & Main Tax Increment Financing Plan (the "Redevelopment Plan") was approved by the City Council by passage of Committee Substitute for Ordinance No. 980230 on March 19, 1998, and has since been amended seventeen (17) times by Ordinance Nos. 991058, 000751, 000780, 001593, 040445, 060916, 061286, 070229, 070739, 080841, 090718, 100136, 110933, 120287, 120660 and 190463 (the "Amending Ordinances"); and

WHEREAS, the Eighteenth Amendment provides for: (1) certain modifications to the description of the District Wide Improvements described by the Plan, which include a reduction in the number of parking spaces by approximately 100 stalls and a reduction in the number of residential units by 100 units (the "Modified District Wide Improvements"), (2) certain modifications to the Budget of Redevelopment Project Costs that relate to the Modified District Wide Improvements; (3) certain modifications to the Sources and Uses of Funds, (4) certain modifications to the Site Plan, (5) certain modifications to the construction and employment information related to the Modified District Wide Improvements, (6) certain modifications to the redevelopment schedule for the completion of the Modified District Wide Improvements, (7) certain modifications to the But For Analysis, as supplemented, attached to and incorporated within the Plan, (8) certain modifications to the Cost Benefit Analysis, as supplemented, attached to and incorporated within the Plan and (9) the inclusion of all conforming changes within the Exhibits to the Redevelopment Plan that are in furtherance of the foregoing modifications; and

WHEREAS, the Eighteenth Amendment does not enlarge the exterior boundaries of the Redevelopment Area, and does not substantially affect the general land uses established in the Redevelopment Plan or substantially change the nature of the Redevelopment Projects described by the Plan. NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Eighteenth Amendment to the 22nd & Main Tax Increment Financing Plan attached to this Ordinance is hereby approved.

Section 2. That all terms used in this Ordinance, not otherwise defined herein, shall be construed as defined in the Act.

Section 3. That the Council finds that:

- (a) Good cause has been shown for the Eighteenth Amendment to the Redevelopment Plan, and that the findings of the City Council in

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Committee Substitute for Ordinance No. 980230 and the Amending Ordinances, with respect to the Redevelopment Plan, except as expressly indicated below, are not affected by the Eighteenth Amendment to the Redevelopment Plan and apply equally to the Eighteenth Amendment to the Plan;

- (b) The Redevelopment Area is a Conversation Area, which as a whole, has not been subject to growth and development through investment by private enterprise and based, in part on the updated But-For Analysis attached to the Eighteenth Amendment, would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan, as amended by the Eighteenth Amendment, and the utilization of tax increment financing;
- (c) The Redevelopment Plan, as amended by the Eighteenth Amendment, and each Redevelopment Projects described therein, conform to the comprehensive plan for the development of the City as a whole;
- (e) The areas identified by the Redevelopment Projects include only those parcels of real property and improvements which will be directly and substantially benefited by the Project improvements described by the Redevelopment Plan, as amended;
- (f) The estimated dates of completion of the respective Redevelopment Projects and the retirement of any obligations incurred to finance Redevelopment Project Costs have been stated in the Redevelopment Plan, as amended by the Eighteenth Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project authorized by the Redevelopment Plan, as amended by the Eighteenth Amendment;
- (g) A plan has been developed for relocation assistance for businesses and residences located within the Redevelopment Area;
- (h) A cost-benefit analysis showing the impact of the implementation of the Plan on each taxing district at least partially within the boundaries of the Redeveloped Area has been prepared in accordance with the Act and supplemented by the cost-benefit analysis attached to the Redevelopment Plan, as amended by the Eighteenth Amendment;
- (i) The Redevelopment Plan, as amended by the Eighteenth Amendment, does not include the initial development or redevelopment of any gambling establishment; and
- (j) A study has been completed and the findings of such study satisfy the requirements set out in subdivision (1) of Section 99.810, RSMo.

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Section 4. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Executive of Jackson County, Missouri.

Approved as to form and legality:

Katherine Chandler
Assistant City Attorney