

ORDINANCE NO. 910485

Repealing Committee Substitute for Ordinance No. 910080, As Amended, and enacting in lieu thereof a new ordinance of like subject matter for the purpose of submitting an application for State designation of an expanded Enterprise Zone.

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WHEREAS, Committee Substitute for Ordinance No. 910080, As Amended, was enacted for the purpose of expanding the Kansas City, Missouri Enterprise Zone and submitting an application for such designation to the State of Missouri; and

WHEREAS, as a result of numerous public hearings, significant changes were made to Ordinance No. 910080 for the purpose of including eligible areas which the Council desired to be included in such Enterprise Zone; and

WHEREAS, due to the numerous changes proposed, certain additions and deletions failed to be properly incorporated in Committee Substitute for Ordinance No. 910080, As Amended; and

WHEREAS, the Council desires to correct that Ordinance to properly reflect its intent at the time of passage of such Ordinance; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Committee Substitute for Ordinance No. 910080, as amended, is hereby repealed and that the following areas in the existing Enterprise Zone and proposed expansion included within the following census tracts and block groups, being areas of pervasive poverty, unemployment, and general distress, which meet all criteria for Enterprise Zone designation established by the State of Missouri; be and the same are hereby designated by the City of Kansas City, Missouri, as an Enterprise Zone:

Census Tract	Block Group
1	All (1, 2, 3) 2
(1) 3	Blocks 101, 102, 103, 104, 107, 131 4
Blocks 103, 104, 105, 115, 123	through
141, 207, 208, 209,	214, 215, 216, 217, 218, 219,
	220, 221, 222, 223, 224, 226,
	227, 228, 229, 230, 231, 232,
	233, 234, 252, 253, 254
5.01	1 and Blocks 217, 901, 902, 905,
911, 914, 920 through 928,	930
5.02	Blocks 916, 917, 918 6
Blocks 218, 219, 220, 223, 401, 402,	403,
404	
Census Tract	Block Group
7	Blocks 213, 214, 215, 216, 410, 411,
412, 413	
8	Blocks 213, 214, 215, 216, 412, 413,
414	
9	Blocks 223, 224, 227, 316, 319, 321,
322	

10	Blocks 201, 207, 209, 214, 215, 226,	
501, 507, 508, 513, 514		
13	1 14	1 15
All (1, 2, 3, 4) 16		All (1, 2, 3, 4) 17
All (1, 2, 3, 4) 18		Blocks 101, 102, 103, 207, 208,
209 19	Blocks 101, 102, 301, 303, 319, 320	
510 through 515		
20	Blocks 101, 102, 103, 104, 109, 110,	
111, 307, 308, 311, 312, 314,		
	402, 404, 405	
21	1, 6 and Blocks 519, 520, 521, 522,	
524		
23	Blocks 106, 107, 118, 120 and 504	
through 512		
24	2, 3 and Blocks 117, 401, 402, 403,	
404		
25	All (1, 2, 3) 26	All
(1, 2) 27	All (1) 30	All
(1, 2, 3) 31	1 and Blocks 421 through 425 32	
All (1, 2, 3) 33	2, 4 35.02	
All (1, 3) 36.02	2, 3 38	All
(1, 2, 3, 4) 39	All (1, 2, 3, 4) 40	
1, 2 41	All (1, 2, 4, 5) 42	
3, 4 43	1, 3 and Blocks 512 and 513 45	
Blocks 103, 109, 113, 114, 116, 117,		118,
120, 124, 125, 126, 128,		
	129, 130, 131 and 215 through	
	223	
47	Blocks 113, 123, 125, 126, 204, 205,	
206, 209, 210, 211		
49	All (1, 2, 3, 4) 50	1
51	1 Census Tract	Block Group
	2 and Block 113 53	3, 4
54	1, 2 55	1 56.01
3, 4 56.02	4 58.02	Blocks 108,
122, 125 59.01	Blocks 901, 908, 909 59.02	
1, 3 78.01	Blocks 101, 102, 104, 105, 110,	
111, 112, 135		
78.02	Blocks 116 through 126, 128, 319,	
324, 325		
87	Blocks 301, 310, 311, 320, 325, 328 88	
Blocks 229, 706, 715 89	Blocks 113, 305, 306, 314,	
315, 316,	317, 318, 321, 904, 913, 914	
90	Blocks 101, 121, 122, 136, 501 96	
Blocks 127, 128, 129, 130, 131, 324,		501,
502, 503, 909, 910, 920,		
	922, 923, 924, 926, 927	
104.01	Blocks 117, 130 200	
Blocks 102, 103, 104, 105, 404, 405,		406,
411, 412, 413, 908, 909,		
	910	
207 (includes under-	Blocks 323, 324, 325, 326, 327	ground space)
215	Blocks 917, 918, 926, 927, 928, 929,	
989		

The portion of the zone contained within Census Tract 5.01, Blocks 920, 921 and 922 shall be limited to the area within those blocks lying east of the Kansas City Southern Railroad right of way which is parallel to and 500 feet west of Southern Road.

The portion of the zone contained within Census Tract 5.01, Block 925 and 926 shall be limited to the area legally described as:

Beginning at the Northeast corner of Lot "A" of Executive Park, Second Plat, according to the recorded plat thereof, said point being on the Westerly right of way line of Interstate Highway No. 435, as now established; thence South 19°03'17" East, along said Westerly right of way line, a distance of 590.28 feet; thence South 24°25'37" East, continuing along said Westerly right of way line, a distance of 955.24 feet; thence South 35°35'21" East, continuing along said Westerly right of way line, a distance of 152.75 feet; thence Southwesterly along a curve to the right, having a radius of 1024.31 feet, a central angle of 19°30'53" and whose initial tangent bearing is South 61°08'26" West, a distance of 348.87 feet; thence North 32°19'37" West, a distance of 409.99 feet; thence North 87°46'43" West, a distance of 322.54 feet; thence North 63°23'53" West, a distance of 1837.14 feet; thence North 2°16'37" East, a distance of 616.62 feet, to the centerline of Front Street as now established; thence North 2°15'57" East, (the following courses being along the centerline of Universal Avenue, as now established), a distance of 1653.55 feet, to a point of curvature; thence Northerly and Northeasterly, along a curve to the right, the previous course being tangent thereto, radius of said curve being 680.00 feet, an arc distance of 272.97 feet; thence North 25°15'57" East, a distance of 251.49 feet, to a point of curvature; thence Northeasterly and Northerly, along a curve to the left, the previous course being tangent thereto radius of said curve being 680.00 feet, an arc distance of 272.97 feet; thence North 2°15'57" East, a distance of 164.76 feet, to a point of curvature; thence Northerly and Northwesterly, along a curve to the left, the previous course being tangent thereto, radius of said curve being 645.26 feet, an arc distance of 259.02 feet; thence North 20°44'03" West, a distance of 256.40 feet, to a point of curvature; thence Northwesterly and Northerly, along a curve to the right, the previous course being tangent thereto, radius of said curve being 668.42 feet, an arc distance of 268.32 feet; thence North 2°15'57" East, a distance of 373.90 feet; thence North 87°44'03" West, departing the centerline of said Universal Avenue, a distance of 889.12 feet, to the East right of way line of Reynolds Avenue, as now established; thence North 2°15'57" East along the East right of way line of said Reynolds Avenue, a distance of 1152.10 feet, to a point of curvature; thence along a curve to the right, the previous course being tangent thereto, radius of said curve being 12.00 feet, with a central angle of 90°00'00", an arc distance of 18.85 feet, to a point on the South right of way line of Stilwell Street, as now established; thence South 87°44'03" East, along said South right of way line, a distance of 522.05 feet; thence North 2°15'57" East, along the East line of Tract "B" and its extension, of Executive Park, Twenty-Third Plat, a subdivision of land in said city, county and state, a distance of 956.77 feet, to a point on the South right of way of the Missouri River Levee right of way, as now established; thence North 86°02'43" East, along said Levee right of way, a distance of 108.10 feet; thence North 84°43'02" East, continuing along said Levee right of way, a distance of 295.44 feet, to a point of curvature; thence along a curve to the right, along said Levee right of way, the initial tangent to which bears North 88°28'10" East, radius of said curve being 5941.22 feet, with a

central angle of 0°32'18", an arc distance of 55.82 feet, to a point on an existing Railroad right of way line, recorded as Document No. K-500318 in Book K-1101 at Page 1076; thence South 2°15'57" West, along said right of way line, a distance of 35.00 feet; thence South 87°44'03" East, along said right of way line, a distance of 30.00 feet; thence South 66°58'53" East, along said right of way line, a distance of 110.00 feet, to a point of curvature; thence along a curve to the right, along said right of way line, the initial tangent to which bears South 89°44'12" East, radius of said curve being 5861.22 feet, with a central angle of 11°12'51", an arc distance of 1147.17 feet, to a point of curvature; thence along a curve to the right, along said right of way line, the initial tangent to which bears South 89°37'50" East, radius of said curve being 2877.87 feet, with a central angle of 4°44'58", an arc distance of 238.55 feet, to a point of curvature; thence along a curve to the right, along said right of way line, the initial tangent to which bears South 84°52'52" East, radius of said curve being 1025.00 feet, with a central angle of 10°27'11", an arc distance of 187.00 feet, to a point of curvature; thence along a curve to the right, along said right of way line, the initial tangent to which bears South 74°25'41" East, radius of said curve being 5916.22 feet, with a central angle of 0°39'27", an arc distance of 67.88 feet, to a point on the West right of way line of Interstate Highway No. 435, as now established; thence South 1°24'37" West, along the West right of way line of said Interstate Highway No. 435, a distance of 2759.75 feet; thence North 88°35'23" West, a distance of 5.41 feet to a point of curvature, said point being on the Easterly right of way line of Corporate Drive; thence along a curve to the right, the initial tangent to which bears South 1°24'37" West, radius of said curve being 230.00 feet, with a central angle of 29°53'11", an arc distance of 119.97 feet to a point of reverse curvature; thence along a curve to the left, the initial tangent to which bears South 31°17'48" West, radius of said curve being 171.38 feet, with central angle of 59°46'22", an arc distance of 178.79 feet to a point of reverse curvature; thence along a curve to the right, the initial tangent to which bears South 28°28'34" East, radius of said curve being 230.00 feet, with a central angle of 29°53'11", an arc distance of 119.97 feet; thence south 88°35'23" East, a distance of 5.41 feet to a point on the Westerly right of way line of aforementioned Interstate Highway No. 435; thence South 1°24'37" West, a distance of 944.00; thence South 8°02'46" West, along said West right of way line, a distance of 797.04 feet; thence South 0°15'39" West, continuing along said West right of way line, a distance of 485.30 feet; thence South 27°16'34" West, continuing along said West right of way line, a distance of 133.04 feet, to a point on the North right of way line of Front Street, as now established; thence South 0°15'28" West, a distance of 110.07 feet, to the Point of Beginning.

The portion of the zone contained within Census Tract 5.02, Block 918 shall be limited to the area legally described as:

A tract of land being a part of Section 25, Township 50, Range 33 and Section 30, Township 50, Range 32, more particularly described as: Commencing at the Northeast corner of Tract "B", as platted on Executive Park, Sixteenth Plat, recorded by Document Number I-359311, filed November 28, 1978, in Book 37, at Page 59, also being the intersection of the South right of way line of Front Street and the West right of way line of Century Avenue, as now established; thence South 1°55'27" West, along the West right of way line of said Century Avenue, a distance of 1488.00 feet; thence North 88°04'33" West, a distance of 1120.00 feet to the Point of Beginning; thence South 1°55'27" West, a distance of 550.00

feet; thence North 88°04'33" West, a distance of 154.03 feet to a point on the Northeasterly right of way line of Interstate Highway No. 435, as now established; thence North 38°22'23" West, along the Northeasterly right of way line of said Interstate Highway No. 435, a distance of 545.96 feet; thence North 32°45'48" West, along the Northeasterly right of way line of said Interstate Highway No. 435, a distance of 224.42 feet to a point on the Easterly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad and the Chicago, Rock Island and Pacific Railroad right of way, as now established; thence North 20°25'27" East (the following courses being along the Easterly right of way line of said railroad right of way), a distance of 534.83 feet; thence South 69°34'33" East, a distance of 125.00 feet; thence North 20°25'27" East, a distance of 606.41 feet, to the Southwest corner of Tract "A" of said Executive Park, Sixteenth Plat; thence South 88°04'33" East, (Departing from the Easterly railroad right of way), along the South line of said Tract "A", a distance of 461.85 feet, to the Southeast corner of said Tract "A"; thence South 1°55'27" West, a distance of 355.54 feet; thence North 88°04'33" West, a distance of 137.67 feet, to a point of curvature; thence along a curve to the left, the last described course being tangent thereto, radius of said curve being 170.00 feet, an arc distance of 267.04 feet; thence South 1°55'27" West, a distance of 568.00 feet to the Point of Beginning. The above tract of land contains 765,458 square feet or 17.57 acres, more or less.

A tract of land being a part of Section 25, Township 50, Range 33, and Section 30, Township 50, Range 32, more particularly described as: Commencing at the Northeast corner of Tract "B", as platted on Executive Park, Sixteenth Plat, recorded by Document Number I-359311, filed November 28, 1978, in Book 37, at Page 59, also being the intersection of the South right of way line of Front Street and the West right of way line of Century Avenue, as now established; thence South 1°55'27" West, along the West right of way line of said Century Avenue, a distance of 2038.00 feet to the Point of Beginning; thence continuing South 1°55'27" West, along West right of way line of said Century Avenue, a distance of 327.77 feet to a point of curvature; thence Southerly and Southeasterly, along a curve to the left (also being the West right of way line of said Century Avenue), radius of said curve being 432.00 feet, an arc distance of 321.55 feet, thence South 61°33'17" West, a distance of 667.56 feet to a point on the Northeasterly right of way line of Interstate Highway No. 435; thence North 38°22'23" West, along said right of way line, a distance of 1255.98 feet; thence South 88°04'33" East, a distance of 1274.03 feet to the Point of Beginning. The above described tract of land contains 783,207 square feet or 17.930 acres, more or less.

The portion of the zone contained within Census Tract 207, Blocks 323, 324 and 327 and Census Tract 215, Blocks 926, 927, 928, 929, 938 and 939 and which is under the ownership of Hunt Midwest Enterprises, Inc. shall be limited to the area legally described as:

All of Section 10, Township 50, Range 32, excluding the following: the W. 1/2 of the N.W. 1/4 of Section 10, Township 50, Range 32 and all of the S.W. 1/4 of Section 10, Township 50, Range 32. The S 1/2 of the S.W. 1/4 and the S.E. 1/4 of Section 3, Township 50, Range 32. The W. 1/2 of Section 11, Township 50, Range 32.

The portion of the zone contained within Census Tract 207, Block 324 which is bounded on the south by Parvin Road, on the west by I-435, on the north by N.E. 48th Street and on the east the west line of the E. 1/2 of Section 3, Township 50, Range 32 shall be limited to underground space only.

The portion of the zone contained within Census Tract 215, Blocks 917, 918, 989 which lies east of the west line of the E. 1/2 of the N.E. 1/4 of Section 1, Township 50, Range 32 and which is under ownership of Property Reserve, Inc., shall be limited to the area legally described as:

Commencing at the intersection of the Northerly right of way line of Missouri State Route No. 210, as now established, with the West line of the Southeast Quarter of the Southeast Quarter of said Section 12, Township 50, Range 32; thence Easterly along said Northerly right of way line, being a curve to the left, having a radius of 2739.79 feet, a central angle of 50°08'56" and an initial tangent bearing of North 88°37'28" East, a distance of 246.21 feet to the Southeast corner of Lot 15, NORTHLAND PARK, PHASE I, a subdivision in said Kansas City, Clay County, Missouri according to the recorded plat thereof, and the point of beginning of the tract of land to be herein described; thence North 0°24'14" East along the East line of said Lot 15, 2661.87 feet (2659.11 feet plat) to the Northeast corner thereof and a point on the South line of Northeast 38th Court as now established; thence North 89°42'57" West (North 89°49'11" West, plat) along said lot line, 138.58 feet (139 feet, plat); thence Westerly, Northwesterly and Northerly along said lot line, being a curve to the right from the last described course as a tangent, having a radius of 60 feet and a central angle of 80°24'21", a distance of 84.20 feet; thence North 89°42'57" West along said lot line, a distance of 61.05 feet to the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 12; thence North 0°07'40" East, 1311.51 feet along the West line of the Northeast Quarter of the Northeast Quarter of said Section 12; thence North 0°34'32" East, 2638.78 feet along the West line of East half of the Southeast Quarter of Section 1; thence North 0°34'20" East, 1155.90 feet along the West line of the East Half of the Northeast Quarter of Section 1 to a point on the Southeasterly line of the Norfolk Southern Corporation's Railroad right of way as established 69 feet normally distant southeasterly from the center line of the main track; thence North 47°53'46" East, along said Southeasterly line of 225.08 feet to an angle point therein; thence North 43°48'36" East along said Southeasterly line, 271.40 feet to an angle point therein which is 56 feet normally distant Southeasterly from the center line of the main track; thence North 45°12'49" East along said Southeasterly line, 3011.10 feet to its intersection with the center line of the 50 foot Easement granted to Amoco Oil Co. by Document E17017 recorded in Book 1411, page 543, dated November 12, 1980; thence along said center line South 35°41'03" East 118.11 feet; thence South 5°00'57" West, 3560.50 feet; thence South 11°39'50" West, 2689.35 feet; thence South 11°28'39" West, 44.37 feet to the Northeast corner of Lot 7 of said Northland Park Phase I Plat; thence along the East line of said plat South 11°32'11" West, 2270.01 feet; thence South 34°45'49" East, 1112.5 feet to a point on the Northwesterly line of said Missouri State Route No. 210; thence generally Southwesterly along said Northwesterly line South 47°35'29" West, 192.41 feet (187.50 feet plat); thence Southwesterly along a curve to the right, from the last described course as a tangent, having a radius of 2739.79 feet and a central angle of 7°45'38", a distance of 371.10 feet; thence North 83°14'14" West, and not tangent to the last described curve, 68.78 feet; thence South 57°30'42" West, 100 feet; thence South 18°15'19" West, 68.77

feet; thence Southwesterly along a curve to the right, having a radius of 2739.79 feet, a central angle of 23°48'15" and an initial tangent bearing of South 59°40'17" West, a distance of 1138.27 feet to the point of beginning.

Section 2. That the City Manager is hereby authorized and directed to apply to the Director of the Department of Economic Development of the State of Missouri for designation of the above-mentioned area as an Enterprise Zone pursuant to Section 135.210, RSMo, and to comply with all prerequisites to designation.

Section 3. That upon designation of the above mentioned area as an Enterprise Zone pursuant to Section 135.210, RSMo., all subsequent improvements to real property constructed in accordance with applicable City Codes and Ordinances and located within the Enterprise Zone which is owned by a revenue producing enterprise as defined in Subsection No. 5 of Section 135.200, RSMo, shall become and remain exempt from assessment and payment of 50% of ad valorem taxes of the City of Kansas City, Missouri, and any other political subdivisions of this state for the first 10 years after certification of the revenue producing enterprise or to the extent required by state law. That all such abatement of ad valorem taxes shall be removed no later than 25 years after date of zone designation.

Approved as to form and legality:

Assistant City Attorney7