

ORDINANCE NO. 900111

Approving and designating Phase XIV of the Briarcliff West Tax Increment Financing Plan as a Redevelopment Project Area and adopting Tax Increment Financing therein.

WHEREAS, the City Council of Kansas City, Missouri, by Ordinance No. 54556 adopted on November 24, 1982, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on April 11, 1990, the Commission adopted a resolution recommending to the City Council the adoption of a redevelopment plan entitled the "Briarcliff West Tax Increment Financing Plan" (the "Redevelopment Plan"); and

WHEREAS, on May 3, 1990, the City Council passed Ordinance No. 65497, which accepted the recommendations of the Commission as to the Redevelopment Plan, approved the Redevelopment Plan; declared the Redevelopment Plan Area and each proposed Redevelopment Project Area as blighted; appointed Rock Quarry Redevelopment Corporation d/b/a Briarcliff West as the Developer; approved an agreement with the Commission; and authorized the execution of a development contract; and

WHEREAS, the Redevelopment Plan and Ordinance No. 65497 contemplate the designation of each phase of the Redevelopment Plan as a separate Redevelopment Project Area at the discretion of the City Council and the adoption of Tax Increment Financing therein; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. All terms used in this Ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Section 2. The area set forth in the Redevelopment Plan as Phase XIV and legally described as follows:

PHASE XIV

A tract of land in the fractional Northwest quarter of Section 34, Township 50, Range 32, and the fractional Southwest quarter of Section 34, Township 51, Range 32, all in Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at the Southwest corner of the fractional Southwest quarter of said Section 34; thence North 0°27'17" East, along the West line of said fractional Southwest quarter, 114.14 feet to a point on the South Right of Way line of Vivion Road, as now established; thence North 67°40'57" East, along said Right of Way line, 121.77 feet; thence North 22°19'03" West, along said Right of Way line, 10.00 feet;

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thence North 67°40'57" East, along said Right of Way line, 758.00 feet; thence Northeasterly, along said Right of Way line, on a curve to the Right, tangent to the last described course, having a radius of 1002.20 feet, an arc distance of 376.96 feet; thence South 0°46'01" East, along said Right of Way line, 15.00 feet; thence Easterly, along said Right of Way line, on a curve to the Right, having a radius of 987.20 feet, an arc distance of 236.81 feet; thence North 12°58'37" East, along said Right of Way line, 15.00 feet; thence Southeasterly, along said Right of Way line, on a curve to the Right, having a radius of 1002.20 feet, an arc distance of 477.07 feet to its intersection with the West Right of Way line of U.S. Highway Route 169, as now established; thence South 6°55'37" West, along said Right of Way line, 355.81 feet; thence North 6°34'55" West, 364.94 feet; thence North 22°59'54" West, 54.03 feet; thence North 71°47'56" West, 230.68 feet; thence South 64°11'04" West, 301.87 feet; thence South 28°05'11" West, 152.27 feet; thence South 79°26'22" West, 203.96 feet; thence South 5°40'35" West, 282.00 feet; thence North 8°15'02" West, 260.00 feet; thence South 8°28'33" West, 222.99 feet; thence South 0°44'58" West, 480.00 feet; thence North 89°11'00" West, 100.00 feet to a point on the West line of the fractional Northwest quarter of said Section 3; thence North 0°44'11" East, along said West line, being also the County line between Platte and Clay Counties, 82.00 feet to the Point of Beginning. Containing .5917 acres, more or less. Subject to any and all easements and restrictions of record.

is hereby designated a blighted area and is further approved and designated as the Phase XIV Redevelopment Project Area.

Section 3. Tax increment allocation financing is hereby adopted for the Phase XIV Redevelopment Project Area. After the total equalized assessed valuation of the taxable real property in the Phase XIV Redevelopment Project Area exceeds the certified total initial equalized assessed value of all taxable real property in such Redevelopment Project Area, the ad valorem taxes and payments in lieu of taxes, if any, levied from the levies upon taxable real property in such Redevelopment Project Area by taxing districts and tax rates determined in the manner provided in Sub-section 2 of Section 99.05, RSMo, each year after the effective date of this Ordinance until redevelopment project costs have been paid shall be divided as follows:

(1) That portion of taxes levied upon each taxable lot, block, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Phase XIV Redevelopment Project Area shall be allocated to and, when collected, shall be paid by the Clay County Collector and the


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City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;

(2) Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the Phase XIV Redevelopment Project Area over and above the initial equalized assessed value of each such unit of property in the Phase XIV Redevelopments Project Area shall be allocated. When collected, shall be paid to the City Treasurer, who shall deposit such payments in lieu of taxes into the Special Allocation Fund of the City for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof.

Section 4. Pursuant to Section 99.835, RSMo, if the City issues obligations secured by the Special Allocation Fund to carry out the redevelopment project, the City may pledge all or any part of the funds in the Special Allocation Fund to the payment of the redevelopment projects costs and obligations. Any pledge of funds in the Special Allocation Fund may provide for distribution to the taxing districts of moneys not required for payment and securing of the obligations, and such excess shall be deemed to be surplus funds. The Redevelopment Plan calls for all or part of the payments in lieu of taxes attributable to certain redevelopment project area phases to be treated as surplus funds to the extent such moneys are not required for payment and securing of the obligations. Such surplus funds shall be distributed annually to the taxing districts in the redevelopment project area by being paid by the City Treasurer to the Clay County Collector, who shall immediately thereafter make distribution to the respective taxing districts in the same manner and proportion as the most recent distribution by the Collector to the affected districts of real property taxes from the property in the redevelopment project area.

Approved as to form and legality:


Assistant City Attorney

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Request for Ordinance/Resolution

City of Kansas City, Missouri

CASE NO. 382-S-1 Phase XIV

Request for ☐ Ordinance☐ Resolution (Special Instructions Below)

To be entered by the City Clerk

Legislative Control No. 04214	Date 4/24/90
Docketing Date 4/26/90	
Committee Assignment PEZ	

Before using this form see Administrative Regulation 4-1, Procedures for Handling Ordinance Requests

Date 4-24-90	Request Made By Councilman Chuck Weber	Department City Council
Desired Docketing Date Emergency Measure Required? <input type="checkbox"/> Yes <input type="checkbox"/> No	If Emergency, Give Reason (See Sec. 15 of Charter)	

Justification for Proposed Legislation

ACCEPTING THE RECOMMENDATIONS OF THE TAX INCREMENT FINANCING COMMISSION AS TO THE BRIARCLIFF WEST TAX INCREMENT FINANCING PLAN; APPROVING THE BRIARCLIFF WEST TAX INCREMENT FINANCING PLAN AND CERTAIN PROJECTS AND DECLARING COUNCIL'S INTENT TO ADOPT REDEVELOPMENT CORPORATION D/B/A BRIARCLIFF WEST AS THE DEVELOPER; APPROVING AN AGREEMENT WITH THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, AUTHORIZING THE EXECUTION OF A DEVELOPMENT CONTRACT; AND DESIGNATING THE DIRECTOR OF FINANCE AS AUTHORIZING AUTHORITY.

The Briarcliff West Redevelopment Plan consists of several redevelopment projects each located in its own redevelopment project area, known as phases. This ordinance approves and designates only the following redevelopment project area: Phase XIV.

This project was reviewed by the Redevelopment Coordinating Committee on March 28, 1990. The committee recommended approval subject to conditions. The Tax Increment Financing Commission on April 11, 1990 held a public hearing on the project.

The ordinance will be introduced by Councilman Chuck Weber.

Resolution Special Instructions:			Date: _____
Parchment Resolution Required? Yes <input type="checkbox"/> No <input type="checkbox"/>	Wish to Review and Approve this Ordinance prior to its introduction. Reviewer Does <input checked="" type="checkbox"/> Does Not <input type="checkbox"/>	If this is a Resolution, does the Sponsor desire the adoption of the first reading? Yes <input type="checkbox"/> No <input type="checkbox"/>	Director's Signature

To be signed by the Finance Department

Budget and Systems Date: _____	Account Numbers and Appropriation Balances Checked Date: _____	Fund Availability Approved Date: _____
Division Head Signature	Supervisor Signature	Director of Finance Signature

Distribution: White City Clerk Blue City Clerk Green City Manager Canary City Counselor Pink Finance Dept. Goldenrod Department	EXHIBIT ATTACHED: _____ EXHIBIT NOT ATTACHED: _____	Date: _____ City Manager's Signature
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