

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 971714

Approving and designating Union Hill Redevelopment Project G of the Union Hill Increment Financing Plan as a Redevelopment Project and adopting tax increment financing therein.

WHEREAS, the City Council of Kansas City, Missouri by Ordinance No. 54556, passed on November 24, 1982, and thereafter repealed and amended in certain respects by Committee Substitute to Ordinance No. 911076, as amended, passed on August 29, 1991, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on December 18, 1997, the City Council passed Committee Substitute for Ordinance No. 971698, which approved the Union Hill Tax Increment Financing Plan ("Redevelopment Plan") and designated the Redevelopment Area as a conservation area; and

WHEREAS, the Redevelopment Plan and ordinance contemplate the implementation of the Redevelopment Plan through 40 separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects; 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 selected for Redevelopment Project G legally described as follows:

All of Lots 1 through 3, R&D REALTY ADDITION; and
The south 125 feet of Lots 3 and 4 and the west 31.5 feet of the south 125 feet of Lot 2 and the north half of the vacated alley lying south of and adjoining said premises, SPRINGFIELD PARK ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

is approved and designated as Union Hill Redevelopment Project G (the "Redevelopment Project").

Section 3. Tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for the Redevelopment Project. After the total equalized assessed valuation of the taxable real property in the Redevelopment Project exceeds the certified total initial equalized assessed valuation of the taxable real property in the Redevelopment Project, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 each year after the effective date of the ordinance until redevelopment costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel or real property in the area selected for the Redevelopment Project

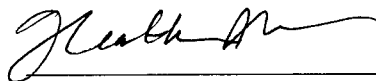
COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 971714

shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the 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 area selected for the Redevelopment Project over and above the initial equalized assessed value of each such unit of property shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payment in lieu of taxes into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within 60 days of the due date will be deemed delinquent and assessed a penalty of 1% per month.

Section 4. In addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, 50% of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for the Redevelopment Project over the amount of such taxes generated by economic activities within such area in the calendar year prior to the adoption of this ordinance, while tax increment financing remains in effect, but excluding taxes imposed on sales of charges for sleeping rooms paid by transient guests of hotels and motels, licenses, fees or special assessments and personal property taxes, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds in a separate segregated account within the Special Allocation Fund.

Approved as to form and legality:



Assistant City Attorney

Authenticated as Passed



KAY BARNES, Mayor



Catherine T. Rocha, City Clerk

DATE PASSED

JAN 30 2003

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WHEREAS, on _____, the City Council passed Ordinance No. 971698, which approved the Union Hill Tax Increment Financing Plan ("Redevelopment Plan") and designated the Redevelopment Area as a conservation area; and

WHEREAS, the Redevelopment Plan and ordinance contemplate the implementation of the Redevelopment Plan through 40 separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects; 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 selected for Redevelopment Project G legally described as follows:

R&D Realty Addition, Lot 2; R&D Realty Addition, Lot 3; R&D Realty Addition, Lot 1, a subdivision in Kansas City, Jackson County, Missouri.

is approved and designated as Union Hill Redevelopment Project G (the "Redevelopment Project").

Section 3. Tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for the Redevelopment Project. After the total equalized assessed valuation of the taxable real property in the Redevelopment Project exceeds the certified total initial equalized assessed valuation of the taxable real property in the Redevelopment Project, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 each year after the effective date of the ordinance until redevelopment costs have been paid shall be divided as follows:

That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel or real property in the area selected for the Redevelopment Project shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the 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 area selected for the Redevelopment Project over and above the initial equalized assessed value of each such unit of property shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payment in lieu of taxes into a special account called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project costs and obligations incurred in the payment thereof. Any payment in lieu of taxes which are not paid within 60 days of the due date will be deemed delinquent and assessed a penalty of 1% per month.

Section 4. In addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, 50% of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for the Redevelopment Project over the amount of such taxes generated by economic activities within such area in the calendar year prior to the adoption of this ordinance, while tax increment financing remains in effect, but excluding taxes imposed on sales of charges for sleeping rooms paid by transient guests of hotels and motels, license fees or special assessments and personal property taxes, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds in a separate segregated account within the Special Allocation Fund.

Approved as to form and legality:


Assistant City Attorney

GENERAL

Ordinance Fact Sheet

Ordinance Number

971714

Brief Title

Union Hill TIF Plan

Project G

Details

SPECIFIC ADDRESS

The Redevelopment Area is an irregularly shaped area generally bound by Union Cemetery on the north, Main St. on the west, East 31st St. Terrace and Linwood Blvd. on the south and Gillham Plaza and Gillham Rd. on the east. Project G is located on the southwest and northwest corners of Gillham and E. 31st St..

REASON FOR PROJECT

Approval of Project G provides for the deposition into the Union Hill TIF Special Allocation Fund of 100% of the PILOTS and 50% of the economic activity taxes generated by Project G. These revenues will be used to reimburse eligible project costs provided for under the Union Hill TIF Plan.

DISCUSSION (Including relationship to other Council actions)

The Union Hill TIF Plan provides financial assistance necessary to continue ongoing neighborhood revitalization efforts. The TIF Plan anticipates acquisition of blighted properties, demolition of approximately 70 structures, construction of 106 new hotel rooms built, and creation of approximately 30 new jobs.

The Union Hill Plan calls for acquisition and blight removal, infrastructure improvements, a residential and a commercial loan/grant program, and community center improvements. Total project costs associated with ongoing residential and commercial redevelopment efforts are estimated to be approximately \$69,409,000, of which \$5.4 million is requested to reimburse TIF eligible costs associated with acquisition and blight removal, infrastructure improvements, residential loan/grant program, commercial/loan grant program, and community center improvements, and \$497,000 for TIF expenses and fees. The improvements proposed to be implemented under the Plan would be reimbursed from PILOTS and EATS generated by this project, as well as from the Residence Inn, construction of a Fairfield Inn and from other redevelopment projects in the Redevelopment Area. In addition, 10% of PILOTS will be declared surplus and distributed back to the affected taxing districts.

Approval Deadline Reason

Position / Recommendations

Sponsor	Vicki L. Noteis, Director City Planning and Development Dept.
Programs, Departments, or Groups Affected	City-Wide Council District 2 nd (Glover, Danaher) Other Districts (school, etc.,) Kansas City School District, Jackson County
Applicants / Proponents	Applicant Tax Increment Financing Commission City Department Other
Opponents	Groups or Individuals Basis of opposition
Staff Recommendation	Approval of the Union Hill Tax Increment Financing Plan - Project G
Board of Commission Recommendation	By Tax Increment Financing Commission TIF Resolution No. 11-5 Date: November 24, 1997
Council Committee Actions	



Request for Ordinance/Resolution
City of Kansas City, Missouri

To be entered by the City Clerk

Legislative Control No.	Date
971714	12/8/97
Docketing Date	12/11/97
Committee Assignment	P2E

Request for ☒ Ordinance
☐ Resolution (Special Instructions Below)

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

Date Dec. 1, 1997	Request Made By Vicki L. Noteis, Director	Department City Planning & Development
Desired Docketing Date Dec. 11, 1997	If Emergency, Give Reason (See Sec. 15 of Charter)	
Emergency Measure Required? <input type="checkbox"/> Yes <input type="checkbox"/> No		

Justification for Proposed Legislation

**UNION HILL TIF PLAN
PROJECT G**

Approval of this TIF project provides for the deposition into the Union Hill TIF Special Allocation Fund of 100% of the PILOTS and 50% of the economic activity taxes generated within the project area. These revenues will be used to reimburse eligible project costs provided for under the Union Hill TIF Plan.

Resolution Special Instructions:		Date: 12-4-97
Parchment Resolutions Required? Yes <input type="checkbox"/> Number No <input type="checkbox"/>	Wish to Review and Approve this Ordinance prior to its introduction. Requestor Does <input type="checkbox"/> Does Not <input type="checkbox"/>	If this is a Resolution, does the Sponsor desire the adoption on the first reading? Yes <input type="checkbox"/> No <input type="checkbox"/>
		Director's Signature <i>Vicki L. Noteis</i>

To be Used by the Finance Department

Budget and Systems Date:	Account Numbers and Appropriation Balances Checked Date:	Fund Availability Approved Date:
Division Head Signature	Supervisor of Accounts 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: 12/9/97 <i>Richard R. Moll</i> City Manager's Signature

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Sponsor: City Development
Prepared by: Heather Brown

COMMITTEE REPORT NO. 1

Date _____

_____ Committee

Recommends Attached Ordinance/Res.:

☐ Do Pass ☐ Do Not Pass

☐ Be Adopted ☐ W/O Recommendation

Other action: _____

Chairman _____

Vice Chairman _____

Member _____

Member _____

_____ Committee Secy.

☐ Present ☐ Ayes ☐ Abstain

☐ Absent ☐ Nays _____

First Reading 12/11/97 (Name) _____

PJ _____ Committee

Second Reading _____

Adopted 12/17/97

COMMITTEE REPORT NO. 2

Date _____

_____ Committee

Recommends Attached Ordinance/Res.:

☐ Do Pass ☐ Do Not Pass

☐ Be Adopted ☐ W/O Recommendation

Chairman _____

Vice Chairman _____

Member _____

Member _____

_____ Committee Secy.

☐ Present ☐ Ayes ☐ Abstain

☐ Absent ☐ Nays _____

Third Reading _____ (Name) _____

Passed _____

Effective _____

ADVANCED

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Sponsor:

Prepared by: Heather Brown, Assistant City Attorney

COMMITTEE REPORT NO. 1

Date 1-29-03

PZED Committee

Recommends Attached Ordinance/Res.:

☐ Do Pass ☐ Do Not Pass

☐ Be Adopted ☐ W/O Recommendation

Other action: ADVANCED

Chairman [Signature]

Vice Chairman [Signature]

Member [Signature]

Member [Signature]

V. Thompson Committee Secy.

☐ Present ☐ Ayes ☐ Abstain

☐ Absent ☐ Nays

First Reading _____

Committee

Second Reading 1-30-03

COMMITTEE REPORT NO. 2

Date _____

_____ Committee

Recommends Attached Ordinance/Res.:

☐ Do Pass ☐ Do Not Pass

☐ Be Adopted ☐ W/O Recommendation

Chairman _____

Vice Chairman _____

Member _____

Member _____

_____ Committee Secy.

☐ Present ☐ Ayes ☐ Abstain

☐ Absent ☐ Nays

Third Reading _____

Passed _____

Effective _____

JAN 30 2003