

## **COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 940577**

**Approving and designating Project M of the Southtown Corridor/31st & Baltimore Tax Increment Financing Plan as a Redevelopment Project and adopting tax increment financing therefor.**

WHEREAS, the City Council of Kansas City, Missouri by Ordinance No. 54556 passed on November 24, 1982 and thereafter amended in certain respects by Committee Substitute for 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 May 19, 1994, the City Council passed Ordinance No. 940564, which approved the Southtown Corridor/31st & Baltimore Tax Increment Financing Plan ("Redevelopment Plan") and designated the Redevelopment Area as a conservation area; and

WHEREAS, the Redevelopment Plan and ordinance contemplates the implementation of the Redevelopment Plan through fourteen (14) 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 Project M legally described as follows:

Beginning at the southeast corner of Lot 97, BLENHEIM, a subdivision, said point being on the west right-of-way of Prospect Avenue; thence west, along the south line of Lots 97 through 108, BLENHEIM, and the south line of Lots 25, 26, and 27, Blue Hills, a subdivision, to the southwest corner of said Lot 27; thence south, with the east line of Lot 31, 30 feet; thence west, with a line 30 feet south of the north line of said Lot 31, to the east right-of-way of The Paseo; thence north, with the east right-of-way of The Paseo, to the south right-of-way of Meyer Boulevard; thence easterly, with the south right-of-way of Meyer Boulevard to the east right-of-way of Wabash Avenue; thence south, with the east right-of-way of Wabash Avenue, to a point 27.5 feet north of the southwest corner of Lot 13, Harper's Meyer Boulevard Addition, a subdivision; thence east, with a line 27.5 feet north of the south line of said Lot 13, to the east line of said Lot 13; thence South, with the east line of Lots 13 through 19, Harper's Meyer Boulevard Addition, and its southerly prolongation, to a point on the south right-of-way of 67th Street; thence west, with the south right-of-way of 67th Street to the northeast corner of the west one-half of Lot 3, BLENHEIM; thence south, with the east line of west one-half of Lots 3 and 45 to a point on the north right-of-way of 67th Terrace; thence east, with the north right-of-way of 67th Terrace, to the west right-of-way of Prospect Avenue; thence south, with the west right-of-way of Prospect Avenue, to the point of beginning, except that part in roads.

is approved and designated as Project M of the Southtown Corridor/31st & Baltimore Tax Increment Financing Plan ("Project M").

Section 3. Tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project M. After the total equalized assessed valuation of the taxable real property in Project M exceeds the certified total initial equalized assessed valuation of the taxable real property in Project M, the ad valorem taxes, and payment in lieu of taxes, if any,

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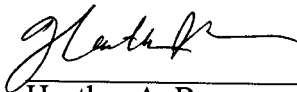
arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 each year after the effective date of the ordinance until redevelopment costs have been paid shall be divided as follows:

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 of real property in the area selected for the Project M 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 Project M over and above the initial equalized assessed value of each such unit of property in the area selected for Project M 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 sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

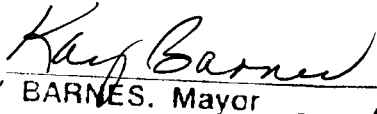
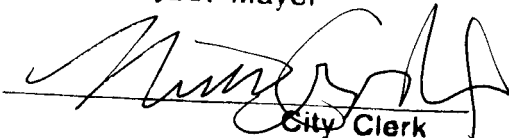
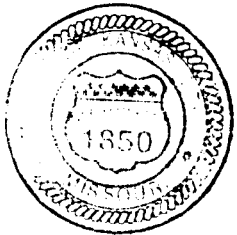
Section 4. In addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Project M 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



Heather A. Brown  
Assistant City Attorney

Authenticated as Passed

  
KAY BARNES, Mayor  
City Clerk

DATE PASSED MAR 04 2004

ORDINANCE NO. 940577

Approving and designating Project M of the Southtown Corridor/31st & Baltimore Tax Increment Financing Plan as a Redevelopment Project and adopting tax increment financing therefor.

WHEREAS, the City Council of Kansas City, Missouri by Ordinance No. 54556 passed on November 24, 1982 and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911078 as amended, passed on August 29, 1991, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on \_\_\_\_\_, the City Council passed Ordinance No. 940577, which approved the Southtown Corridor/31st & Baltimore Tax Increment Financing Plan ("Redevelopment Plan") and designated the Redevelopment Area as a conservation area; and

WHEREAS, the Redevelopment Plan and ordinance contemplates the implementation of the Redevelopment Plan through fourteen (14) 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 Project M legally described as follows:

Approximately bounded by Meyer Boulevard to the north, The Paseo to the west, the south lot lines for properties immediately south of 10th Street to the south, and Prospect Avenue to the east.

is approved and designated as Project M of the Southtown Corridor/31st & Baltimore Tax Increment Financing Plan ("Project M").


Section 3. Tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project M. After the total equalized assessed valuation of the taxable real property in Project M exceeds the certified total initial equalized assessed valuation of the taxable real property in Project M, 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 of real property in the area selected for the Project M 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 Project M over and above the initial equalized assessed value of each such unit of property in the area selected for Project M 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 sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

Section 4. In addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (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 Project M 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:

  
 Acting City Attorney



940577  
Request for Ordinance/Resolution  
City of Kansas City, Missouri  
CASE NO. 445-S - The Southtown Corridor/  
31st and Baltimore Tax Increment Financing  
Request for ☒ Ordinance Plan - Project M  
☐ Resolution (Special Instructions Below)

To be entered by the City Clerk

Legislative Control No.	Date
Docketing Date	5/12/94
Committee Assignment	Pg 2

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

Date 5/9/94	Request Made By Robert L. Collins, Director	Department City Planning & Development
Desired Docketing Date	If Emergency, Give Reason (See Sec. 15 of Charter)	
Emergency Measure Required? <input type="checkbox"/> Yes <input type="checkbox"/> No		

Justification for Proposed Legislation

Approving and designating Project M of the Southtown Corridor/31st and Baltimore Tax Increment Financing Plan as a Redevelopment Project and adopting tax increment financing therefor.

The project is generally bounded by Meyer Boulevard on the north, The Paseo on the west, the south lot lines for properties immediately south of 68th Street on the south, and Prospect Avenue on the east and more specifically described as follows:

(legal description to be provided to Law Department by TIFC atty)

PAEN:tr

Resolution Special Instructions:

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"/>	Date:  Director's Signature
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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: 5/10  City Manager's Signature

ORDINANCE NO. 940577

Approving and designating Project M of the Southtown Corridor/31st & Baltimore Tax Increment Financing Plan as a Redevelopment Project and adopting tax increment financing therefor.

Sponsor: Robert L. Collins, Director of City Development  
Prepared by: Kathleen A. Hauser, Acting City Attorney

COMMITTEE REPORT NO. 1

COMMITTEE REPORT NO. 2

Date \_\_\_\_\_

Date \_\_\_\_\_

**PLANS & ZONING** \_\_\_\_\_ Committee

\_\_\_\_\_ Committee

Recommends Attached Ordinance/Res.:

Recommends Attached Ordinance/Res.:

☐ Do Pass ☐ Do Not Pass

☐ Do Pass ☐ Do Not Pass

☐ Be Adopted ☐ W/O Recommendation

☐ Be Adopted ☐ W/O Recommendation

Other action: \_\_\_\_\_

**ADVANCED**

Chairman Troy L. [Signature]

Chairman \_\_\_\_\_

Vice Chairman John H. [Signature]

Vice Chairman \_\_\_\_\_

Member [Signature]

Member \_\_\_\_\_

Member [Signature]

Member \_\_\_\_\_

Coral Gordon Committee Secy.

\_\_\_\_\_ Committee Secy.

☐ Present ☐ Ayes ☐ Abstain

☐ Present ☐ Ayes ☐ Abstain

☐ Absent ☐ Nays \_\_\_\_\_

☐ Absent ☐ Nays \_\_\_\_\_

(Name)

(Name)

First Reading MAY 12 1994

Third Reading \_\_\_\_\_

**PLANS & ZONING** Committee

Second Reading \_\_\_\_\_

Passed MAR 04 2004

**PLANS & ZONING**

Effective \_\_\_\_\_

**HOLD** (Off Agenda) MAY 18 1994 [Signature]

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Sponsor:

Prepared by: Heather A. Brown, Assistant City Attorney

COMMITTEE REPORT NO. 1

COMMITTEE REPORT NO. 2

Date \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_ Committee

\_\_\_\_\_ Committee

Recommends Attached Ordinance/Res.:

Recommends Attached Ordinance/Res.:

☐ Do Pass ☐ Do Not Pass

☐ Do Pass ☐ Do Not Pass

☐ Be Adopted ☐ W/O Recommendation

☐ Be Adopted ☐ W/O Recommendation

Other action: \_\_\_\_\_

*ADVANCE*

Chairman *Tracy A. Nelson*

Chairman \_\_\_\_\_

Vice Chairman *John H. Fairfield*

Vice Chairman \_\_\_\_\_

Member *Bernie Sue Lopez*

Member \_\_\_\_\_

Member *Shirley A. McAllen*

Member \_\_\_\_\_

\_\_\_\_\_ Committee Secy.

\_\_\_\_\_ Committee Secy.

4 Present 4 Ayes \_\_\_\_\_ Abstain

\_\_\_\_\_ Present \_\_\_\_\_ Ayes \_\_\_\_\_ Abstain

\_\_\_\_\_ Absent \_\_\_\_\_ Nays \_\_\_\_\_

\_\_\_\_\_ Absent \_\_\_\_\_ Nays \_\_\_\_\_

First Reading \_\_\_\_\_ (Name)

Third Reading \_\_\_\_\_ (Name)

\_\_\_\_\_ Committee

Second Reading \_\_\_\_\_

Passed \_\_\_\_\_

Effective \_\_\_\_\_