

ORDINANCE NO. 930888

Approving and designating Project 4i of the Santa Fe 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 _____, the City Council passed Ordinance No. 930859, which approved the Santa Fe Tax Increment Financing Plan ("Redevelopment Plan") and designated the Redevelopment Area as a blighted area; and

WHEREAS, the Redevelopment Plan and ordinance contemplates the implementation of the Redevelopment Plan through thirty-five 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 4i legally described as follows:

Part of the Southeast 1/4 of Section 23, Township 48 North, Range 33 West of the 5th P.M., Kansas City, Jackson County, Missouri described as follows: Commencing at the northeast corner of Lot 1, PACE, a subdivision of land in Kansas City, Jackson County, Missouri, being a point on the westerly right of way line of Interstate Highway No. 435; thence North 37°37'04" East (all bearings herein are referenced to the "Missouri Coordinate System of 1983, West Zone") on said right of way line 54.70 feet; thence North 28°23'16" East, on said right of way line 2033.37 feet; thence South 50°05'05" West, 120.95 feet; thence North 50°29'48" West, 1056.60 feet to a point on a curve; thence northeasterly on a curve to the right (said curve having an initial tangent bearing North 50°57'09" East, a radius of 1500.00 feet, chord bearing North 51°48'28" East, chord distance of 44.78 feet) an arc length of 44.78 feet to a point of tangency; thence North 52°39'47" East, 376.02 feet to a point of curvature; thence northeasterly on a curve to the left (said curve having a radius of 1500.01 feet, chord bearing North 35°43'57" East, chord distance 879.30

feet) an arc length of 892.40 feet to the point of beginning; thence South 86°59'48" East, 937 feet more or less to a point on said right of way line; thence northerly on said right of way line to a point 825 feet south of the north line of said Southeast 1/4; thence westerly on a line parallel with said north line 1084 feet more or less to a point on the west line of the Northeast 1/4 of said Southeast 1/4; thence southerly 116 feet more or less to a point of curvature; thence southwesterly on a curve to the right (said curve having a radius of 1500.01 feet, chord bearing South 10°27'31" West, chord distance 429.46 feet) an arc length of 430.94 feet to the point of beginning.

Section 3. Tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for the Santa Fe Redevelopment Project 4i. After the total equalized assessed valuation of the taxable real property in the area exceeds the certified total initial equalized assessed valuation of the taxable real property in the area, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in the area selected for the Redevelopment 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:

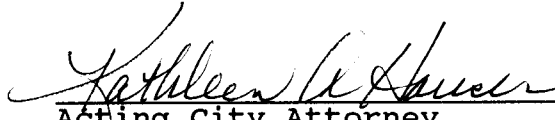
1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Santa Fe Redevelopment Project 4i shall be allocated 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 in the area selected for Santa Fe Redevelopment Project 4i 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.

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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 Santa Fe Redevelopment Project 4i 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:





Acting City Attorney



Authenticated as Passed



KAY BARNES, Mayor

Catherine T. Rocha, City Clerk

DATE PASSED MAR 27 2003

GENERAL

930888

Ordinance Fact Sheet

Ordinance Number

Brief Title

Santa Fe Tax

Increment Financing Plan -

Project 4i

Approval Deadline

Reason

Details

SPECIFIC ADDRESS

The Santa Fe Redevelopment Area is generally bound by the 87th Street on the north, Interstate 435 on the east, Bannister Road on the south and Bruce R. Watkins Freeway (U.S. 71) on the west in Kansas City, Jackson County, Missouri.

REASON FOR PROJECT

Project 4i is one of 35 projects proposed for redevelopment within the Santa Fe Redevelopment Area. Approval of Project 4i provides for the deposition into the TIF Special Allocation Fund 100% of the PILOTS and 50% of the economic activity taxes generated by the project. The TIF revenue stream will be used to reimburse costs related to land acquisition, mine stabilization and reclamation, and public works projects including construction of 87th Street and Hickman Mills.

DISCUSSION (Including relationship to other Council actions)

Santa Fe TIF Plan: The redevelopment plan calls for the reclamation of the site and construction of approximately 286,000 square feet of retail, 3,200,000 square feet of office and 3,000,000 square feet of warehouse, together with all necessary utilities, street improvements and appurtenances necessary to adequately address the blighted conditions. The Plan also calls for the construction of 87th Street between U.S. 71 and Interstate 435. The western terminus of the project is at Blue River Road and will tie into the intersection and bridge improvements currently under construction by the Missouri Department of Transportation. The eastern terminus of the project is at the intersection of the south bound ramps of Interstate 435 and 87th Street. The Estimated Project Costs are \$575,791,682 of which approximately \$166,931,257 is to reimburse land acquisition, Mine Stabilization and Land Reclamation, Public Works Projects, including construction of 87th Street and Hickman Mills Street, and the professional, legal and financial fees associated with the project.

Results of the Plan To Date: The redeveloper, Damon Pursell Construction Company, acquired the property from the previous redeveloper Mason Land Company in

Position / Recommendations

1992-1993. Since that time the redeveloper has undertaken mine reclamation efforts and worked with the neighborhood to reduce the number of bill boards in the area.

Requested Action: Approval of the project ordinances prior to September 30, 2003 is required in order to comply with the state statute. The Santa Fe TIF Plan was approved ten years ago on September 30, 1993 by Ordinance Number 930859. The State TIF statute requires that all projects be approved within 10 years of the approval date of the TIF Plan. This requirement went into effect on August 28, 1991. To date only two of the 35 projects has been activated, so it is now the appropriate time to approve the remaining 33 project ordinances

10 Year Approval Considerations: TIF revenues from the balance of the projects are intended to reimburse land acquisition, Mine Stabilization and Land Reclamation, Public Works Projects, including construction of 87th Street and Hickman Mills Street, as provided for under the Santa Fe TIF Plan. The TIF Plan, as originally approved, was found to be in conformance with the South Development Area Plan, as amended, the BCR 353 Plan and the Major Street Plan. Approval of the 33 remaining projects will allow completion of the TIF Plan objectives. The plan does not contemplate or provide for acquisition of property as all the property is currently under ownership of the redeveloper. Activation of these projects does not weaken the effectiveness of economic development activities within the redevelopment area, as there is no other source of revenue stream to accomplish the proposed improvements. It is also important to note that the Plan does not expose the City to any financial risk to the general fund.

Future Approvals: Approval of the balance of the projects does not exempt any future projects from following all applicable TIF policies or procedures. The Redeveloper will still be required to follow all the terms and conditions set forth in the TIF Plan and Redeveloper Agreement (e.g., design review, MBE/WBE policy) and come back to the TIF Commission and City for the

necessary reviews prior to approval of certification of reimbursements of funds from the Special Allocation Fund.

Sponsor	Vicki L. Noteis, Director City Planning and Development Dept.
Programs, Departments, or Groups Affected	City-Wide Council District 6 th (Eddy, Brooks) Other Districts (school, etc.,) Hickman Mills, Missouri 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 Project 4i of the Santa Fe Tax Increment Financing Plan
Board of Commission Recommendation	By Tax Increment Financing Commission TIF Resolution No. 3-12-03 Date: March 12, 2003
Council Committee Actions	

Fact Sheet Prepared by: Laura Whitener
Director,
Tax Increment Financing
Commission

Date: March 19, 2003

**Request for Ordinance/Resolution**

City of Kansas City, Missouri

CASE NO. 436-S: The Santa Fe Tax Increment
Financing Plan Project 4iRequest for ☒ Ordinance☐ Resolution

(Special Instructions Below)

To be entered by the City Clerk

Legislative Control No.	Date
Docketing Date	8/5/93
Committee Assignment	P42

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

Date 7/29/93	Request Made By Robert L. Collins, Director	Department CityPlanning & 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 4i of the Santa Fe Tax Increment Financing Plan as a Redevelopment Project and adopting tax increment financing therefore. The area selected for Redevelopment Project 4i is legally described as follows: (Legal Description to be provided to Law Department by attorney for developer)		
Resolution Special Instructions: Parchment Resolutions Required? Yes <input type="checkbox"/> Number _____ No <input type="checkbox"/> _____		Date: Director's Signature
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"/>

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: City Manager's Signature

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Case No. 436-S The Santa Fe Tax Increment Financing Plan
Project 4i

REQUEST FOR ORDINANCE

Approving and designating Project 4i of the Santa Fe Tax Increment Financing Plan as a Redevelopment Project and adopting tax increment financing therefor.

The area selected for Redevelopment Project 4i is legally described as follows:

**(legal description to be provided to
Law Department by atty for developer)**

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CONSENT

ORDINANCE NO. 930888

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

COMMITTEE REPORT NO. 1

Date 3/19/03

PLANS & ZONING Committee

Recommends Attached Ordinance/Res.:

☒ Do Pass ☐ Do Not Pass
☐ Be Adopted ☐ W/O Recommendation

Other action:

Chairman [Signature]

Vice Chairman _____

Member _____

Member Mary Williams Neal

V. Thompson

2 Present 2 Ayes Abstain

 Absent Nays Out. Cooper-Pash
(Name)

First Reading AUG 19 1993

PLANS & ZONING Committee

Second Reading _____

PLANS & ZONING

COMMITTEE REPORT NO. 2

Date _____

_____ Committee

Recommends Attached Ordinance/Res.:

☐ Do Pass ☐ Do Not Pass
☐ Be Adopted ☐ W/O Recommendation

CONSENT

Chairman _____

Vice Chairman _____

Member _____

Member _____

_____ Committee Secy.

 Present Ayes Abstain

 Absent Nays _____
(Name)

Third Reading _____

Passed MAR 27 2003

Effective _____

HOLD (2 Weeks) AUG 25 1993 PH
HOLD (Off Agenda) SEP 08 1993 PH

SEMI-ANNUAL DOCKET
COMMITTEE RECOMMENDATION

☐ RELEASED ☒ HOLD

DATE: 7/27/94 INITIALS: PH