

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 031260

Defining Central Business District for purposes of the Missouri Downtown and Rural Economic Stimulus Act.

WHEREAS, the 92nd General Assembly of the State of Missouri passed House Bill No. 289 (the "Bill"), which among other things enacted the Missouri Downtown and Rural Economic Stimulus Act, Sections 99.915 to 99.1060, inclusive (the "Act"); and

WHEREAS, the City Council of Kansas City, Missouri ("City") passed Committee Substitute for Ordinance No. 030925 on August 28, 2003 providing for the exercise of the powers, functions and duties of the Downtown Economic Stimulus Authority of Kansas City, Missouri under the provisions of Sections 99.915 to 99.980, RSMo, and requesting the Mayor to appoint Commissioners; recognizing the City Council's continued role as the final decision-making body for approval of development projects and affirming the requirement of Council approval for the Downtown Economic Stimulus Authority activities; and

WHEREAS, the Act mandates that a municipality designate a "central business district" at or near the historic core of the municipality that is locally known as the "downtown" that meets the following statutory qualifications: (i) has a median household income of sixty-two thousand dollars or less, according to the last decennial census; (ii) at least fifty percent of existing buildings will have been built in excess of thirty-five years prior to or vacant lots that had prior structures built in excess of thirty-five years prior to the adoption of an ordinance approving a redevelopment plan; and (iii) the historical land use emphasis of a central business district prior to redevelopment will have been a mixed use of business, commercial, financial, transportation, government, and multifamily residential uses; and

WHEREAS, any development area, for purposes of the Act, subsequently designated by the City must be located in the central business district; and

WHEREAS, the Legislative Affairs Committee of the Greater Downtown Development Authority held a public hearing on September 4, 2003, on proposed boundaries for the central business district; and

WHEREAS, based on public testimony, recommendations of City staff and recommendations of the Economic Development Corporation, the Legislative Affairs Committee recommended and the Greater Downtown Development Authority adopted, boundaries generally described as the Missouri River on the north, Cleveland on the east, Linwood Boulevard on the south and State Line Road to the west; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The City Council finds that it is in the interest of the public health, safety, morals, or welfare of the residents of Kansas City, Missouri to define a central business district for purposes of the Act.

Section 2. The City Council defines the area within the following boundaries as the central business district for purposes of the Act:

Beginning at the intersection of 31st Street and Stateline, in the City of Kansas City, Jackson County, Missouri; thence north along the western boundary of Kansas City to a point where the extended northern boundary of North Kansas City meets the western boundary of Kansas City; thence east along said extension line to the City of Kansas City/North Kansas City, city limit line; thence south along said city limit line, to the southern boundary of North Kansas City; thence east and northeast along the southern boundary of North Kansas City to the northerly prolongation of Monroe Avenue; thence south along Monroe Avenue, which turns into the Cleveland Avenue, to East Linwood Boulevard; then west along East Linwood Boulevard to Broadway Blvd; thence north along Broadway Blvd to 31st Street; thence west along 31st Street to the point of beginning

Section 3. The City Council affirms that any development area, for purposes of the Act, subsequently designated by the City must be located in the central business district.

Approved as to form and legality:

Heather A. Brown
Assistant City Attorney