

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 170752

Approving the Emanuel Cleaver II Senior Living Facility Chapter 353 Development Plan for the redevelopment of the area generally bounded by residential neighborhoods on the north and east, East 79th Street on the south and I-435 on the west, all in Kansas City, Jackson County, Missouri; declaring such area to be a blighted area and its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals and welfare; authorizing certain tax abatements within the plan area and providing for the payment of certain payments in lieu of taxes; authorizing the execution of a development contract in connection with the foregoing; and directing the City Clerk to transmit copies of this ordinance.

WHEREAS, STJDAL, LLC, a Missouri limited liability company (“STJDAL”), did on March 20, 2017, submit to the Economic Development Corporation a redevelopment project application which contemplated the development of a senior living facility on a 9.6-acre tract of land (the “Development Plan”) located within an area generally bounded by residential neighborhoods on the north and east, East 79th Street on the south, and I-435 on the west (the “Development Plan Area”), which Development Plan Area is part of a single tract of land comprised of approximately 40-acres (the “Site”); and

WHEREAS, STJDAL Redevelopment Corporation, an urban redevelopment corporation organized under and pursuant to the Urban Redevelopment Corporations Law and amendments thereto (the “Redevelopment Corporation”), an affiliate of STJDAL, did on July 14, 2017, did supplement the Development Plan by submitting to the City, via the Kansas City Chapter 353 Advisory Board (the “Board”), a Chapter 353 plan application; and

WHEREAS, review by the City Plan Commission with respect to any changes to the existing zoning and land use was held on August 16, 2017, and the proposed use under the Development Plan is otherwise in compliance with the City’s Comprehensive Plan; and

WHEREAS, the Board provided such notice as is required by law and thereafter, on August 17, 2017, held a public hearing on the Development Plan, at which hearing all interested parties were given an opportunity to be heard; and

WHEREAS, the Board, after fully considering the Development Plan and the documents and any testimony submitted in connection therewith, transmitted its recommendation to the City Council; and

WHEREAS, the Board recommended approval of the Development Plan, including a recommendation of approval concerning the finding of blight for the Site, inclusive of the Development Plan Area, subject to payments-in-lieu-of-taxes and the other conditions set out in Committee Substitute for Ordinance No. 170358, passed by the City Council on June 15, 2017, subject to a commitment from the Redevelopment Corporation to use its best efforts to cause the physical blight removal from the entire Site within the next two (2) years.

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WHEREAS, the Council, after fully considering the advisory recommendations of the Board, desires to accept the advisory recommendations of the Board, excepting its recommendation that the Redevelopment Corporation remove blight from property within the Site in excess of the Development Plan Area, and that it do so within the next two (2) years; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Emanuel Cleaver II Senior Living Facility Chapter 353 Development Plan, as supplemented (as the same is on file with the Kansas City Chapter 353 Advisory Board, including any modifications thereto, and is incorporated herein by reference) is hereby approved subject to the execution of the development contract authorized herein.

Section 2. That the City Council finds and declares that the area generally bounded by residential neighborhoods on the north and east, East 79th Street on the south and I-435 on the west is a blighted area as defined by Section 353.020(2) RSMo, and the redevelopment thereof is necessary for the public convenience and necessity; and that approval of the Emanuel Cleaver II Senior Living Facility Chapter 353 Development Plan and construction of the redevelopment project as identified therein are necessary for the preservation of the public peace, health, safety, morals and welfare.

Section 3. That the Director of City Development is authorized to enter into a development contract with STJDAL Redevelopment Corporation for the redevelopment of the Development Plan Area located in the Site generally bounded by residential neighborhoods on the north and east, E. 79th Street on the south and I-435 on the west, as he shall determine proper and in such form as he shall determine appropriate, subject to payments-in-lieu-of-taxes and the other conditions set out in Committee Substitute for Ordinance No. 170358, passed by the City Council on June 15, 2017.

Section 4. That, upon execution of the development contract, STJDAL Redevelopment Corporation is granted such tax abatements as are provided for in the Emanuel Cleaver II Senior Living Facility Chapter 353 Development Plan.

Section 5. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Executive of Jackson County, Missouri.

Approved as to form and legality:

Brian T. Rabineau
Assistant City Attorney