

ORDINANCE NO. 061214

Determining that a public benefit will be gained by the waiver of the interest and penalties associated with a demolition lien on a property located at 1100 McGee Street and authorizing the City Manager to waive all interest and penalties associated with the lien.

WHEREAS, the Alexander Company, LLC (a/k/a, The Professional Building LLC), is in the process of renovating the Professional Building located at 1103 Grand Boulevard at a cost of \$21,000,000.00; and

WHEREAS, the former National Garage structure located at 1100 McGee Street was designated a dangerous building by the City of Kansas City, Missouri and stood as an impediment to the redevelopment of the Professional Building and surrounding properties; and

WHEREAS, the Alexander Company has entered into a Development Agreement with the City of Kansas City, Missouri to complete improvements to the Professional Building and surrounding properties; and

WHEREAS, on August 25, 2005, the City Council passed an ordinance authorizing the City Manager to waive the principal amount of the demolition lien, which amount was \$282,557.25, provided that the lien would not be waived until a temporary certificate of occupancy issued; and

WHEREAS, penalties and delinquent interest in the amount of 11 percent per annum has been accruing since April 1, 2005, and will continue to accrue until the lien is waived; and

WHEREAS, the lien waiver review committee recommends waiver of all accrued interest and penalties; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That in accordance with Section 56-547(3) of the Code of Ordinances, the Council finds and determines that a public benefit will be gained by the waiver of the entire demolition lien, including accrued interest and penalties, on 1100 McGee Street, namely: The proposed improvements will clear blight, remediate environmental hazards, are consistent with the City's goal of high density downtown residential development and are in a FOCUS priority area.

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Section 2. That in accordance with Section 56.547(1) of the Code of Ordinances, the City Manager is hereby authorized to waive the aforementioned demolition lien and accrued interest and penalties, provided, however, that the lien shall not be waived until the renovation work at the Professional Building is completed and a temporary certificate of occupancy is issued.

Approved as to form and legality:

Heather A. Brown
Assistant City Attorney