

ORDINANCE NO. 930872

Approving and designating Project 2j 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 2j legally described as follows:

Part of the Northwest 1/4 of Section 23, part of the Southwest 1/4 of Section 23, and part of the Southeast 1/4 of Section 22, all in Township 48 North, Range 33 West of the 5th P.M., Kansas City, Jackson County, Missouri described as follows: Commencing at the northwest corner of Tract B, PACE, a subdivision of land in Kansas City, Jackson County, Missouri; thence North 30°54'19" East (all bearings herein are referenced to the "Missouri Coordinate System of 1983, West Zone") 2830.35 feet to the point of beginning; thence northwesterly on a curve to the right (said curve having a radius of 600.00 feet, chord bearing North 25°58'33" West, chord distance 333.70 feet) an arc length of 338.16 feet to a point of tangency; thence North 9°49'47" West, 261.28 feet; thence South 80°10'13" West, 88.12 feet; thence North 87°21'58" West, 360.61 feet; thence South 21°37'56" West, 74.80 feet; thence South 85°44'09" West, 225.78 feet; thence North 84°29'22" West, 131 feet more or less to the easterly right of way line of the St. Louis and San Francisco Railroad; thence northwesterly on said easterly right of way line 513 feet more or less; thence South 86°49'47" East, 616.89 feet; thence North 34°07'20" East, 329.94 feet; thence North 86°06'09" East, 79.46 feet to a point North 1°28'45" West, 4043.57 feet from the northwest corner of said Tract B; thence northerly to the southwest corner of the Northwest 1/4 of said Section 23; thence northerly on the west line of said Northwest 1/4, 494 feet more or less to the southerly right of way line of 87th Street; thence southeasterly on said southerly right of way line 210 feet more or less; thence South 32°33'12" West, 106 feet more or less to a point of curvature said point being North 0°24'10" East, 4491.17 feet from the northwest corner of said Tract B; thence continuing southwesterly on a curve to the left (said curve having a radius of 200.00 feet, chord bearing South 17°19'54" West, chord distance 105.02 feet) an arc length of 106.27 feet to a point of tangency;

thence South 2ø06'36" West, 195.21 feet to a point of curvature; thence southeasterly on a curve to the left (said curve having a radius of 1400.00 feet, chord bearing South 3ø51'36" East, chord distance 291.22 feet) an arc length of 291.74 feet to a point of tangency; thence South 9ø49'47" East, 775.72 feet to a point of curvature; thence southeasterly on a curve to the left (said curve having a radius of 500.00 feet, chord bearing South 32ø41'24" East, chord distance 388.48 feet) an arc length of 398.98 feet to a point of tangency; thence South 55ø33'00" East, 128.35 feet; thence South 34ø27'00" West, 100.00 feet; thence North 55ø33'00" West, 128.35 feet to a point of curvature thence continuing northwesterly on a curve to the right (said curve having a radius of 600.00 feet chord bearing North 48ø50'09" West, chord distance 140.30 feet) an arc length of 140.62 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 2j. 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 2j 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 2j 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 Santa Fe Redevelopment Project 2j 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.

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Approved as to form and legality:

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Acting City Attorney3