

AN ORDINANCE APPROVING A LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY REDEVELOPMENT PROJECT, STANLEY EVENT SPACE PROJECT, PURSUANT TO THE PROVISIONS OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY LAW, SECTIONS 99.300 TO 99.660 RSMo.

WHEREAS, in 1961, City of Lee's Summit held a special election where the qualified voters voted in favor of accepting the provisions of §99.300 through §99.660 RSMo as amended, known and cited as the "Land Clearance for Redevelopment Authority Law" of the State of Missouri; and,

WHEREAS, on September 1, 2009, the Mayor of Lee's Summit appointed members to reactivate the Land Clearance for Redevelopment Authority within Lee's Summit; and,

WHEREAS, on May 22, 2012, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for consideration of the Stanley Event Space preliminary development plan and rendered a report to the City Council recommending that the preliminary development plan be approved; and,

WHEREAS, on June 21, 2012, The Lee's Summit City Council, held a public hearing on The Stanley Event Space preliminary development plan and subsequently approved the plan by Ordinance No. 7200; and,

WHEREAS, on August 6, 2012, The Stanley Event Space LLC submitted a Land Clearance for Redevelopment Authority Redevelopment Project application; and,

WHEREAS, on September 6, 2012, the City Council adopted Ordinance No. 7228 expanding the existing "Project No. Mo. R-47" Urban Renewal Area to include the subject property described as *Gano Addition, Lot 2, Jackson County Missouri*; and,

WHEREAS, on September 26, 2012, the Land Clearance for Redevelopment Authority considered the Redevelopment Project Application recommending approval of 100 (one hundred) percent real property tax abatement for a period of 5 years on the incremental increase in value for the project; and,

WHEREAS, on October 4, 2012, after due public notice in the manner prescribed by law, the City Council held a public hearing at which all interested persons were afforded an opportunity to make comments, file written objections, and be heard orally; and

WHEREAS, on October 4, 2010, the City Council having heard and considered the objections, protests, comments, and other evidence adduced at the public hearing, closed the public hearing and voted to direct City Staff to present an ordinance approving the "Stanley Event Space Redevelopment Project".

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That the Stanley Event Space Redevelopment Project ("the "Project") is hereby approved to be constructed on property described as *Gano Addition, Lot 2, Jackson County Missouri*; said property which is situated within Project No. Mo. R-47 Urban Renewal Area as referenced in Attachment A of Ordinance No. 7228.

SECTION 2. That the City Council hereby finds that the tract of land as legally described in Section 1, is situated within an existing blighted area and has not been subject to growth and development due to the following factors:

- A. Unsanitary and unsafe conditions;
- B. Deterioration of site improvements; and
- C. Existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.

SECTION 3. That the Project conforms to the City's Comprehensive Plan for the development of the City of Lee's Summit as a whole.

SECTION 4. That the Project is sufficiently complete in accordance with statutory requirements of the Land Clearance for Redevelopment Authority Law.

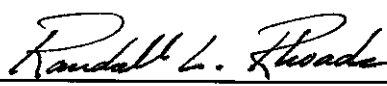
SECTION 5. That the Project provides for a coordinated and harmonious development that will promote health, safety, morals, order, convenience, prosperity and general welfare within the community.

SECTION 6. That the Project contains a financial analysis, and schedule for completing the Plan in accordance with statutory requirements of the Land Clearance for Redevelopment Authority Law.


SECTION 7. That the Project is approved for 100 (one-hundred) percent real property tax abatement for a 5 (five) year period on the incremental increase in value on the Project if said Project is constructed in accordance with the approved preliminary development plan. The first year of incremental tax abatement as described shall begin in the year of 2013 and shall conclude in the year of 2017. There shall be no opportunity for renewal of the incremental tax abatement period.

SECTION 8. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.


PASSED by the City Council of the City of Lee's Summit, Missouri, this 18<sup>th</sup> day of October, 2012.

  
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Mayor Randall L. Rhoads

ATTEST:

  
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City Clerk Denise R. Chisum

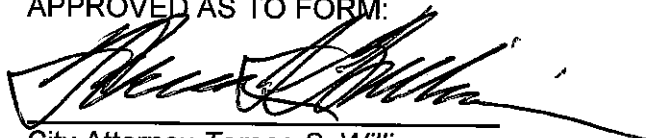
APPROVED by the Mayor of said city this 22<sup>nd</sup> day of October, 2012.

  
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Mayor Randall L. Rhoads

ATTEST:

  
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City Clerk Denise R. Chisum

APPROVED AS TO FORM:

  
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City Attorney Teresa S. Williams