

Relocation Assistance Program

For the relocation of eligible displaced occupants and businesses, if any, in the Redevelopment Plan area, the following requirements will apply.

- (a) Definitions. The following terms, whenever used or referred to herein, shall have the following meanings:
- (i) Designated Occupants. "Designated Occupants" shall mean handicapped displaced occupants and those displaced occupants who are 65 years of age or older at the time of the notice to vacate or who have an income less than the average median income for the metropolitan area.
 - (ii) Displaced Business. "Displaced Business" shall mean any business that moves from real property within the Redevelopment Plan area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in conjunction with the demolition, alteration or repair of said property, occurring after filing of the Redevelopment Plan, and as a result of the implementation of the Redevelopment Plan.
 - (iii) Displaced Occupant. "Displaced Occupant" shall mean any occupant who moves from real property within the Redevelopment Plan area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in connection with the demolition, alteration or repair of said property, occurring after filing of the Redevelopment Plan, and as a result of the implementation of the Redevelopment Plan.
 - (iv) Handicapped Occupant. "Handicapped Occupant" shall mean any occupant who is deaf, legally blind, or orthopedically disabled to the extent that acquisition of other residence presents a greater burden than other occupants would encounter or that modification to the residence would be necessary.
 - (v) Occupant. "Occupant" shall mean a residential occupant of a building having lawful possession thereof, and further shall include any person in lawful possession, whether related by blood or marriage to any other occupant.

- (vi) Person. "Person" shall mean any individual, firm, partnership, joint venture, association, corporation and any life insurance company, organized under the laws of, or admitted to do business in the State of Missouri, undertaking a redevelopment project, whether organized for profit or not, estate, trust, business trust, receiver or trustee appointed by any state or federal court, syndicate, or any other group or combination acting as a unit, and shall include the male as well as the female gender and the plural as well as the singular number.

- (b) Plan Requirement. Every person approved by the City of Lee's Summit, Missouri, as a developer of property subject to be acquired in furtherance of a Tax Increment Financing plan shall submit to the City a relocation plan as part of the developer's redevelopment plan.

- (c) Contents of Plan. The relocation plan shall provide for the following:
 - (i) Eligibility. Payments to all Displaced Occupants and Displaced Businesses in occupancy at least ninety (90) days prior to the date said Displaced Occupant or said Displaced Business is required to vacate the premises by the developer, its assigns or any person seeking acquisition powers under the Tax Increment Financing plan pursuant to RSMo. 99.800 et. seq., as amended; and

 - (ii) Special Needs of Displaced. Program for identifying needs of displaced occupants and displaced businesses with special consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities, and vacancy rates of affordable facilities; and

 - (iii) Referrals to New Quarters. Program for referrals of Displaced Occupants and Displaced Businesses with provisions for a minimum of three (3) suitable referral sites, a minimum of ninety (90) days notice of referral sites for displaced Handicapped Occupants and sixty (60) days notice of referral sites for all other Displaced Occupants and Displaced Businesses, prior to the date such Displaced Occupant or Displaced Business is required to vacate the premises; and arrangements for transportation to inspect referral sites to be provided to Designated Occupants.

 - (iv) Notice to Vacate. Every Displaced Occupant and every Displaced Business shall be given a ninety (90) day notice to vacate; provided, however, that the developer may elect to reduce the notice time if the developer extends the relocation payments and benefits set forth in

subsections (d), (e) and (f) below to any Displaced Occupant or Displaced Business affected by said reduction in time.

- (d) Payments to Occupants. All Displaced Occupants eligible for payments under subsection (c)(i) hereof shall be provided with relocation payments based upon one of the following, at the option of the occupant:
 - (i) A \$500.00 payment to be paid at least thirty (30) days prior to the date the occupant is required to vacate the premises; or
 - (ii) Actual reasonable costs of relocation including actual moving costs, utility deposits, key deposits, storage or personal property up to one month, utility transfer and connection fees, and other initial rehousing deposits.
- (e) Handicapped Displaced Occupant Allowance. In addition to the payments provided in subsection (d) hereof, an additional relocation payment shall be provided to displaced Handicapped Occupants which shall equal the amount, if any, necessary to adapt a replacement dwelling to substantially conform with the accessibility and usability of such occupant's prior residence, such amount not to exceed \$400.00.
- (f) Payment to Businesses. All Displaced Businesses eligible for payments under subsection (c) (i) hereof shall be provided with relocation payments based upon the following, at the option of the business:
 - (i) A \$1,000.00 payment to be paid at least thirty (30) days prior to the date the business is required to vacate the premises; or
 - (ii) Actual costs of moving including costs for packing, crating, disconnecting, dismantling, reassembling and installing all personal equipment and costs for re-lettering signs and replacement stationery.
- (g) Waiver of Payments. Any Occupant who is also the owner of premises and any business may waive their relocation payments set out above as part of the negotiations for acquisition of the interest held by said Occupant or business. Said waiver shall be in writing and filed with the City. The Developer shall not be required to pay relocation benefits respecting any interests acquired through negotiations.
- (h) Notice of Relocation Benefits. All occupants and businesses eligible for relocation benefits hereunder shall be notified in writing of the availability of such relocation payments and assistance, such notice to be given concurrent with the notice of referral sites required by subsection (c) (iii) hereof.