

BILL NO. 16-130

AN ORDINANCE APPROVING A LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY REDEVELOPMENT PROJECT, MINSKY'S PIZZA, 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 June 12, 2014, the City Council adopted Ordinance No. 7472 establishing the "US50 / M-291 Highway" Urban Renewal Area to include the subject property described as *Deerbrook Commercial Park, Replat of Lot 2, Tract B, in Lee's Summit, Jackson County, Missouri*; and,

WHEREAS, on May 2, 2016, Aardvark Foods, Inc. dba Minsky's Food, submitted a Land Clearance for Redevelopment Authority Redevelopment Project application; and,

WHEREAS, on May 25, 2016, the Land Clearance for Redevelopment Authority considered the Redevelopment Project Application recommending approval of real property tax abatement of 100 percent for a period not to exceed 5 years, estimated to be \$57,283.00 (fifty-seven thousand, two hundred eighty-three dollars and no cents) on the incremental increase in value for the project; and,

WHEREAS, on June 23, 2016, the City Council having heard and considered the objections, protests, comments, and other information presented, voted to direct City Staff to present an ordinance approving the "Minsky's Pizza LCRA Redevelopment Project".

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

SECTION 1. That the Minsky's Pizza LCRA Redevelopment Project ("the "Project") is hereby approved to be constructed on property described as *Deerbrook Commercial Park, Replat of Lot 2, Tract B, in Lee's Summit, Jackson County, Missouri*; said property which is situated within US50 / M-291 Highway Urban Renewal Area as referenced in Attachment A of Ordinance No. 7472.

SECTION 2. That the Project conforms to the City's Comprehensive Plan for the development of the City of Lee's Summit as a whole.

SECTION 3. That the Project is sufficiently complete in accordance with statutory requirements of the Land Clearance for Redevelopment Authority Law.

SECTION 4. That the Project provides for a coordinated and harmonious development

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that will promote health, safety, morals, order, convenience, prosperity and general welfare within the community.

SECTION 5. 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 6. That the Project is approved for real property tax abatement of 100 percent for a period not to exceed 5 years, estimated to be \$57,283.00 (fifty-seven thousand, two hundred eighty-three dollars and no cents) on the incremental increase in value for the Project if said Project is constructed in accordance with the approved final development plan. The incremental tax abatement shall conclude upon abatement of real property of 100 percent for a period not to exceed 5 years. There shall be no opportunity for renewal of the incremental tax abatement period. The property described above may not be in any way transferred or conveyed prior to the expiration of the abatement period without approval of the Council of the City of Lee's Summit. Failure to receive such approval prior to any transfer or conveyance shall immediately void any remaining term of the tax abatement period.

SECTION 7. 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 ____ day of _____, 2016.

Mayor *Randall L. Rhoads*

ATTEST:

City Clerk *Denise R. Chisum*

APPROVED by the Mayor of said city this ____ day of _____, 2016.

Mayor *Randall L. Rhoads*

ATTEST:

City Clerk *Denise R. Chisum*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*