

BILL NO. 18-137

AN ORDINANCE APPROVING A LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY REDEVELOPMENT PROJECT, KEVIN HIGDON CONSTRUCTION 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 June 12, 2014, the City Council adopted Ordinance No. 7472 establishing the "US50 / M-291 Highway" Urban Renewal Area, and,

WHEREAS, on December 17, 2015, the City Council adopted Ordinance No. 7776 expanding the originally established "US50 / M-291 Highway" Urban Renewal Area, and,

WHEREAS, on July 26, 2018, Kevin Higdon Construction presented a conceptual presentation to the City Council requesting an incentive above 50% through the Land Clearance for Redevelopment Authority, and,

WHEREAS, on August 22, 2018 the Land Clearance for Redevelopment Authority considered Kevin Higdon Construction's Redevelopment Project Application recommending approval of 100% real property tax abatement on the incremental increase in value for the project for a period of 5 years; and,

WHEREAS, on September 6, 2018 the City Council having heard and considered the objections, protests, comments, and other information presented, rendered a decision to grant approval for the "Kevin Higdon Construction LCRA Redevelopment Project" with an abatement of 100% for 5 years subject to approval and execution of a development agreement.

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

SECTION 1. That the Kevin Higdon Construction Redevelopment Project ("the "Project") is hereby approved to be constructed on property described as *Newberry Landings First Plat – Lot 293 in Lee's Summit, Jackson County, Missouri* said property which is situated within the Downtown Urban Renewal Area as referenced in Exhibit A of Ordinance No. 7776.

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.

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SECTION 4. 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 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 for an estimated annual amount of \$9,874.00 for a 5 year period if said Project is constructed in accordance with the approved final development plan.

SECTION 7. That the City will not execute and file a Certificate of Qualification of Tax Abatement with Jackson County, Missouri authorizing any real property tax abatement unless and until a mutually agreeable development agreement has been executed and approved establishing performance measures regarding the minimum level of investment for the project; new sales tax generation; and provisions regulating any change in use of the property while said abatement is in effect.

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 _____ day of _____, 2018.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this _____ day of _____, 2018.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*