

BILL NO. 19-197

AN ORDINANCE APPROVING A LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY REDEVELOPMENT PROJECT, ARISTOCRAT MOTORS, 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 "US50 / M-291 Highway" Urban Renewal Area, and,

WHEREAS, on April 18, 2019, Aristocrat Motors submitted a Land Clearance for Redevelopment Authority Redevelopment Project Application; and,

WHEREAS, on June 26, 2019 the Land Clearance for Redevelopment Authority considered the Redevelopment Project Application recommending approval of an estimated annual real property tax abatement of \$43,184 (forty-three thousand, one-hundred and eighty-four dollars) for a period of 5 years, and,

WHEREAS, on September 3, 2019, the City Council recommended approval a Preliminary Development Plan for the Aristocrat Motors development project by a majority vote in favor of approval of second reading of an ordinance approving said plan; and,

WHEREAS, on September 3, 2019, the City Council having heard and considered the objections, protests, comments, and other information presented, voted by majority vote to approve second reading of an ordinance approving the "Aristocrat Motors 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 Aristocrat Motors LCRA Redevelopment Project ("the "Project") is hereby approved to be constructed on property described as *704 SE Oldham Court, inclusive of lots 2 and 3 of Oldham East Business Park in Lee's Summit, Jackson County, Missouri* said property which is situated within the "US50 / M-291 Highway" Urban Renewal Area as referenced in Attachment 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.

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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 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 100% real property tax abatement on the incremental increase in property value of the project for an estimated annual amount of \$43,184.00 for a 5-year period if said Project is constructed in accordance with the approved preliminary and final development plans.

SECTION 7. That should the ownership or use of the property change from its intended use as a pre-owned luxury vehicle dealership during the term of the abatement, the Land Clearance for Redevelopment Authority and City Council shall reconsider the approved abatement and may terminate said abatement in whole or in part.

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 _____, 2019.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this _____ day of _____, 2019.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*