

Legislation Details (With Text)

File #:	BILL NO. 16-109	Name:	
Type:	Ordinance	Status:	Passed
File created:	5/11/2016	In control:	City Council - Regular Session
On agenda:	5/19/2016	Final action:	5/19/2016
Title:	AN ORDINANCE APPROVING DOCUMENTS RELATED TO THE TRANSFER OF PROPERTY WITHIN THE BLUE PARKWAY AND COLBERN ROAD REDEVELOPMENT AREA TO SAINT LUKE'S EAST HOSPITAL AND AUTHORIZING OTHER ACTIONS IN CONNECTION WITH SAID TRANSFER OF PROPERTY.		

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Ordinance, 2. Proposed Ordinance with amendments and exhibits attached, 3. SLE Master Planning - 2015 update, 4. Visual reference aerial map

Date	Ver.	Action By	Action	Result
5/19/2016	1	City Council - Regular Session	adopted and numbered	Pass

AN ORDINANCE APPROVING DOCUMENTS RELATED TO THE TRANSFER OF PROPERTY WITHIN THE BLUE PARKWAY AND COLBERN ROAD REDEVELOPMENT AREA TO SAINT LUKE'S EAST HOSPITAL AND AUTHORIZING OTHER ACTIONS IN CONNECTION WITH SAID TRANSFER OF PROPERTY.

Issue/Request:

AN ORDINANCE APPROVING DOCUMENTS RELATED TO THE TRANSFER OF PROPERTY WITHIN THE BLUE PARKWAY AND COLBERN ROAD REDEVELOPMENT AREA TO SAINT LUKE'S EAST HOSPITAL AND AUTHORIZING OTHER ACTIONS IN CONNECTION WITH SAID TRANSFER OF PROPERTY.

Key Issues:

This ordinance will approve the following documents:

- Second Amendment to the Chapter 353 Redevelopment Plan for the Blue Parkway and Colbern Road Redevelopment Area
- Second Amendment to Redevelopment Agreement for the Blue Parkway and Colbern Road Redevelopment Area
- Transferee Agreement
- First Amendment to Cooperative Agreement between the City of Lee's Summit and the Blue Parkway and Colbern Road Community Improvement District

The documents provide that (a) the Saint Luke's Property will not be transferred to the Corporation prior to conveyance to Saint Luke's and will not be subject to Tax Abatement as provided in the Redevelopment Plan, (b) during the time that Saint Luke's or its affiliates owns the Saint Luke's Property it will be excluded from the imposition of special assessments imposed by the District, (c) during the time that Saint Luke's or its affiliates owns the Saint Luke's Property sales which occur on the Saint Luke's Property that are exempt from tax under

State law and other local laws, apart from the CID Act, shall also be exempt from the CID District Sales Tax, and (d) additional related terms and provisions as set forth in the Exhibits attached documents.

Proposed City Council Motion:

FIRST MOTION: I move for second reading of AN ORDINANCE APPROVING DOCUMENTS RELATED TO THE TRANSFER OF PROPERTY WITHIN THE BLUE PARKWAY AND COLBERN ROAD REDEVELOPMENT AREA TO SAINT LUKE'S EAST HOSPITAL AND AUTHORIZING OTHER ACTIONS IN CONNECTION WITH SAID TRANSFER OF PROPERTY.

SECOND MOTION: I move for adoption of AN ORDINANCE APPROVING DOCUMENTS RELATED TO THE TRANSFER OF PROPERTY WITHIN THE BLUE PARKWAY AND COLBERN ROAD REDEVELOPMENT AREA TO SAINT LUKE'S EAST HOSPITAL AND AUTHORIZING OTHER ACTIONS IN CONNECTION WITH SAID TRANSFER OF PROPERTY.

Background:

The Council approved the Chapter 353 Redevelopment Plan on March 22, 2012, pursuant to Ordinance No. 7164 and on May 17, 2012, the Council approved a First Amendment to the Redevelopment Plan, pursuant to Ordinance No. 7186.

The City, Unity, Bernell K. Rice, and the Blue Parkway and Colbern Road Redevelopment Corporation entered into a Redevelopment Agreement on May 1, 2012, to implement the Redevelopment Plan, and on May 17, 2012, pursuant to Ordinance No. 7186, the Council approved the First Amendment to the Redevelopment Agreement.

The Redevelopment Agreement provides that in the event of a property transfer, a proposed transferee will execute a Transferee Agreement that complies with Exhibit E of the Redevelopment Agreement with the City before a sale shall occur and that any change to the form of Transferee Agreement will be approved by the City Council before it can be executed by the Mayor.

The Blue Parkway and Colbern Road Community Improvement District was formed by the Council pursuant to Ordinance No. 7165 on March 22, 2012, and the City and the District entered into a Cooperative Agreement on April 30, 2012 which provided for the implementation of the Community Improvement District.

13.58 acres within the redevelopment area is proposed to be sold to Saint Luke's East Hospital and Saint Luke's has requested that the documents be amended as outline above.

Impact/Analysis:

[Enter text here]

Timeline:

Start: ____

Finish: ____

Other Information/Unique Characteristics:

[Enter text here]

File #: BILL NO. 16-109, **Version:** 1

Presenter: Rich Wood, Gilmore & Bell, PC, City's Economic Development Legal Counsel for the City.

Recommendation: Staff recommends adoption of the ordinance.

Committee Recommendation: [Enter Committee Recommendation text Here]