

## Legislation Text

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**File #:** 2017-1608, **Version:** 1

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Conceptual Presentation by Paragon Star for Proposed Detachment of Property from Kansas City and Annexation into Lee's Summit

Issue/Request:

Conceptual Presentation by Paragon Star for Proposed Detachment of Property from Kansas City and Annexation into Lee's Summit

Key Issues:

Annexation - Paragon Star is proposing that approximately 96 acres of property, which is located to the north of the Paragon Star project site and which is currently within the corporate boundaries of Kansas City, would be detached from Kansas City and annexed into Lee's Summit. Paragon Star has made application to Kansas City for approval of the detachment from Kansas City. It is expected that the Kansas City City Council will have made a final decision by ordinance to approve the detachment on November 2<sup>nd</sup> earlier in the day before the Lee's Summit City Council meeting on November 2<sup>nd</sup>.

Section 71.011, RSMo, provides that if Kansas City approves an ordinance to detach the property and Lee's Summit approves an ordinance to annex the same property into Lee's Summit, then the property will be annexed into Lee's Summit when the two ordinances are filed with the County Clerk, the County Assessor, the County Recorder of Deeds and the Circuit Court. Paragon Star is requesting that the Lee's Summit City Council consider first reading of an annexation ordinance at the November 16<sup>th</sup> Council meeting. Paragon Star will provide a conceptual presentation to support this request at the November 2<sup>nd</sup> meeting.

Public Finance Restructuring - The City Council has previously approved a TIF Plan and a Community Improvement District for the project, and a Regional Transportation Development District has also been approved by the Circuit Court to fund road improvements associated with the project. Paragon Star's presentation will also include a high level summary of the proposed restructuring of these public financing components for the project. It is expected that Paragon Star will propose amendments to the TIF Plan and a new regional Transportation Development District to fund road costs associated with the expanded parkway that would run through the annexation property and provide a new arterial connection to Bannister Road.

Proposed City Council Motion:

I move to direct staff to prepare an ordinance to approve the annexation of property into the City of Lee's Summit as outlined in the conceptual presentation by Paragon Star, to be considered for first reading at the November 16<sup>th</sup> Council meeting.

Background:

The City Council approved the CID on December 3, 2015 and approved the I-470 and View High TIF Plan (the "TIF Plan") on March 10, 2016. The Southwest I-470 Transportation Development District was authorized to

be formed by court order issued on September 12, 2016, subject to qualified voter approval in an election which was successfully completed and certified by the Jackson County Election Authority on December 19, 2016.

Timeline:

If the annexation ordinance is approved by the City Council after second reading on December 7<sup>th</sup>, and assuming Kansas City passes a detachment ordinance, it is expected that the annexation would be complete and the property would be formally annexed into Lee's Summit during the week of December 11<sup>th</sup>.

Other Information/Unique Characteristics:

The Kansas City City Council is expected to consider the detachment ordinance on November 2<sup>nd</sup>.

Presenter: Paragon Star, LLC