

Legislation Text

File #: 2016-0219, **Version:** 2

Public Hearing for the Second Amendment to the Chapter 353 Redevelopment Plan for the Blue Parkway and Colbern Road Redevelopment Area

Issue/Request:

Public Hearing for the Second Amendment to the Chapter 353 Redevelopment Plan for the Blue Parkway and Colbern Road Redevelopment Area

Key Issues:

This is a public hearing regarding the second amendment to the Redevelopment Plan. The public hearing is being conducted pursuant to Section 353.060 and 353.110, RSMo. Rich Wood with Gilmore & Bell, PC, the City's Economic Development legal counsel, will provide the City's presentation on this matter. Mr. Wood and staff will be available for questions.

Saint Luke's East Hospital and Saint Luke's is pursuing the purchase of 13.58 acres of property from Unity which is located within the Blue Parkway and Colbern Road Redevelopment Area - Chapter 353 Redevelopment Plan within the corporate city limits of Lee's Summit. In pursuing the property purchase, a Second Amendment to the Chapter 353 Redevelopment Plan for the Blue Parkway and Colbern Road Redevelopment Area is being proposed and requested, along with amendments to the Redevelopment Agreement and Cooperative Agreement that accompany the Chapter 353 Redevelopment Plan.

The proposed amendments 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 documents attached.

Proposed City Council Motion:

I move to direct staff to present 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]

Presenter: Rich Wood, Gilmore & Bell, PC

Recommendation: Staff recommends approval of the proposed amendments

Committee Recommendation: