

CHAPTER 353 BOARD MEETING

AMENDED AGENDA

DATE: October 24, 2018
TIME: 8:30 a.m.
PLACE: Town Pavilion, Jackson Room
1100 Walnut, 17th Floor, Kansas City, Missouri

1. **Roll Call.**
2. **Administrative** - Review and approval of Meeting Minutes for May 23, 2018 (**Ex. 2**)
Minutes of the May 23, 2018 meeting will be provided for review prior to the meeting.

ACTION RECOMMENDED: APPROVAL OF THE MINUTES FOR MAY 23, 2018 AS PRESENTED

3. **Plaza Steppes Redevelopment Area** - *Consideration of Approval of the proposed Twelfth Amendment to the Plaza Steppes 353 Redevelopment Plan (Bob Long) (Ex. 3A-3B)*

Area Description: The Plaza Steppes 353 Redevelopment Area is generally located on the northwest corner of 47th and Jefferson Streets, in Kansas City, Jackson County, Missouri.

Plan Intro: The 47th & Jefferson Redevelopment Corporation (“47th & Jefferson”), as the assignee of Plaza Steppes Redevelopment Corporation (“PSRC”), the original plan proponent, is proposing the Twelfth Amendment to extend the completion dates for Stage 2b of the Plaza Steppes Redevelopment Plan (as amended, the “Plan”).

The Plan was approved by the City Council in November 1985 to support the redevelopment of blighted properties for hotels, office, and senior living facilities. In 1989, PSRC assigned to 47th & Jefferson, and 47th & Jefferson assumed, all of PSRC’s rights and obligations under the Plan. In the ensuing years, 47th & Jefferson has assigned its rights and obligations with respect to discrete stages/projects included in the Plan and the relevant portions of the Redevelopment Plan Area to other redevelopment corporations, who have completed Stages 1 (1989) and 2a (1993). These assignments and assumptions have been reflected in various amendments to both the Plan and the Redevelopment Contract. In 2003, 47th & Jefferson assigned its rights and obligations with respect to Stage 3 to another redevelopment corporation, so, at this point in time, 47th & Jefferson has the rights and obligations under the Plan solely with respect to Stage 2b. In total, the Redevelopment Plan has been amended eleven (11) times, most frequently to extend the proposed completion dates for Stage 2b.

As described in the Plan, Stage 2b is a proposed 10-12 story office building containing between 200,000 and 240,000 square feet, with a below-grade parking garage containing between 500-700 parking spaces.

The main purpose of the proposed Twelfth Amendment is to extend the completion dates of Stage 2b from December 31, 2018 to December 31, 2023. This extension would provide 47th

& Jefferson with adequate time to secure an anchor tenant or tenants for the proposed office building to be developed with the possibility of 353 property tax abatement.

The Plan authorizes a total of eleven (11) years of tax abatement and includes payment in lieu of taxes provisions, as well as a “performance measure” requirement and “clawback” provisions for failure to meet the performance measure.

All required notices with respect to the proposed Twelfth Amendment have been given and/or published. EDC staff has reviewed the proposed Twelfth Amendment and believes it to be complete and accurate.

Affirmative Action Policy and MBE/WBE Participation: The 47th and Jefferson Redevelopment Corporation is subject to the City’s MBE/WBE participation requirements under the terms of their Redevelopment Contract.

Taxing Jurisdictions: The applicant has provided notice to the taxing jurisdictions as required, together with a tax impact analysis for Stage 2b.

Other government/statutory agency action: Approval of the Twelfth Amendment and a Twelfth Amendment of the Redevelopment Contract by City Council is necessary.

ACTION RECOMMENDED: APPROVAL OF A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE THE TWELFTH AMENDMENT TO THE PLAZA STEPPES REDEVELOPMENT PLAN

4. **Administrative.**

- a. *Consideration and adoption of “Chapter 353 Handbook” as a Policy & Procedures Manual for the Chapter 353 Advisory Board (Marti Schach) (Ex. 4A)*

ACTION RECOMMENDED ADOPTION OF A RESOLUTION ADOPTING A “CHAPTER 353 HANDBOOK” CONTAINING POLICIES, PROCEDURES, AND FORMS RELATING TO THE FUNCTIONING OF THE ADVISORY BOARD

- b. *Consideration and adoption of an Open Meetings and Public Records Policy (Marti Schach) (Ex. 4B)*

ACTION RECOMMENDED: APPROVAL OF AN OPEN MEETINGS AND PUBLIC RECORDS POLICY

5. **Administrative** – *Executive Director’s Report (Greg Flisram) (Ex. 5)*

ACTION RECOMMENDED: NONE; DISCUSSION PURPOSES ONLY

EXECUTIVE SESSION

6. Consideration of legal or real estate matters, pursuant to Section 610.021(1), RSMo, in closed session, if necessary. (Chair)

ADJOURN