



Board of Aldermen Request for Action

MEETING DATE: 10/17/2023

DEPARTMENT: Administration/Finance

AGENDA ITEM: Approve Bill No. 3009-23, Creation of 110 Smithville, LLC TIF Fund.
2nd reading by title only.

REQUESTED BOARD ACTION:

A motion to approve Bill No. 3009-23, Creation of 110 Smithville, LLC TIF Fund. Second reading by title only.

SUMMARY:

On June 20, 2023, the City of Smithville Board of Aldermen passed Ordinance No. 2996-23 to approve the 110 Smithville Tax Increment Financing Plan to provide for the development of the area approximately 1.59 acres in size located generally at the northwest corner of the West Main Street and Mill Street in Smithville, Missouri.

The ordinance included the approval of the redevelopment plan which provided that the Developer could be reimbursed for certain redevelopment project costs with revenues generated from Payments in Lieu of Taxes (PILOTs) and Economic Activity Taxes (EATs), which shall be deposited into the Special Allocation Fund. The City of Smithville will hold the funds of the TIF in a custodial capacity.

PREVIOUS ACTION:

The Board of Aldermen approved Ordinance No. 2996-23 which passed the 110 Smithville Tax Increment Financing Plan.

POLICY OBJECTIVE:

To provide for a separate fund to account for and track 110 Smithville, LLC TIF revenues and expenses.

FINANCIAL CONSIDERATIONS:

PILOTs and EATs will be segregated in their own account. Revenues and expenditures will be budgeted each year within this fund.

ATTACHMENTS:

- ☒ Ordinance
- ☐ Resolution
- ☐ Staff Report
- ☐ Other:

- ☐ Contract
- ☐ Plans
- ☐ Minutes

**AN ORDINANCE CREATING THE 110 LLC TAX INCREMENT FINANCING
(SPECIAL ALLOCATION) FUND**

WHEREAS, on June 20, 2023, the City of Smithville Board of Aldermen passed Bill No. 2996-23 to approve the 110 Smithville Tax Increment Financing Plan (the "Redevelopment Plan") to provide for the development of the area approximately 1.59 acres in size located generally at the northwest corner of West Main Street and Mill Street in Smithville, Missouri; and

WHEREAS, the Project Developer proposes the construction of an apartment/residential complex with associated commercial/retail rentable square feet; and

WHEREAS, the Redevelopment Plan provides that the Developer could be reimbursed for certain Redevelopment Project Costs with revenues generated from Payments in Lieu of Taxes (PILOTS) and Economic Activity Taxes (EATs), which shall be deposited into the Special Allocation fund; and

WHEREAS, pursuant to the Redevelopment Plan and the Redevelopment Agreement between the City of Smithville and 110 Smithville, LLC, the City of Smithville will maintain and hold the PILOTS and EATs generated by the TIF in a custodial capacity and the establishment of a separate fund to allow for accounting of revenues and expenditures is desired.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SMITHVILLE, MISSOURI AS FOLLOWS:

The 110 Smithville Tax Increment Financing Plan (Special Allocation) Fund is hereby established in the City's treasury and shall be held and administered by the City's Finance Director.

Passed this 17th day of October 2023.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk

First Reading: 10/03/2023

Second Reading: 10/17/2023