

FIRST REGULAR SESSION

SENATE BILL NO. 684

94TH GENERAL ASSEMBLY

INTRODUCED BY SENATOR KOSTER.

Read 1st time March 1, 2007, and ordered printed.

TERRY L. SPIELER, Secretary.

2453S.011

AN ACT

To repeal section 99.825, RSMo, and to enact in lieu thereof one new section relating to the approval process for certain tax increment financing projects receiving recommendation in opposition from the tax increment financing commission.

Be it enacted by the General Assembly of the State of Missouri, as follows:

Section A. Section 99.825, RSMo, is repealed and one new section enacted in lieu thereof, to be known as section 99.825, to read as follows:

99.825. 1. Prior to the adoption of an ordinance proposing the designation of a redevelopment area, or approving a redevelopment plan or redevelopment project, the commission shall fix a time and place for a public hearing and notify each taxing district located wholly or partially within the boundaries of the proposed redevelopment area, plan or project. At the public hearing any interested person or affected taxing district may file with the commission written objections to, or comments on, and may be heard orally in respect to, any issues embodied in the notice. The commission shall hear and consider all protests, objections, comments and other evidence presented at the hearing. The hearing may be continued to another date without further notice other than a motion to be entered upon the minutes fixing the time and place of the subsequent hearing. Prior to the conclusion of the hearing, changes may be made in the redevelopment plan, redevelopment project, or redevelopment area, provided that each affected taxing district is given written notice of such changes at least seven days prior to the conclusion of the hearing. After the public hearing but prior to the adoption of an ordinance approving a redevelopment plan or redevelopment project, or designating a redevelopment area, changes may be made to the redevelopment plan, redevelopment projects or redevelopment areas without a further hearing, if such changes do not enlarge the exterior boundaries of the

20 redevelopment area or areas, and do not substantially affect the general land uses
21 established in the redevelopment plan or substantially change the nature of the
22 redevelopment projects, provided that notice of such changes shall be given by
23 mail to each affected taxing district and by publication in a newspaper of general
24 circulation in the area of the proposed redevelopment not less than ten days prior
25 to the adoption of the changes by ordinance. After the adoption of an ordinance
26 approving a redevelopment plan or redevelopment project, or designating a
27 redevelopment area, no ordinance shall be adopted altering the exterior
28 boundaries, affecting the general land uses established pursuant to the
29 redevelopment plan or changing the nature of the redevelopment project without
30 complying with the procedures provided in this section pertaining to the initial
31 approval of a redevelopment plan or redevelopment project and designation of a
32 redevelopment area. Hearings with regard to a redevelopment project,
33 redevelopment area, or redevelopment plan may be held simultaneously.

34 **2. If, after concluding the hearing required under this section,**
35 **the commission makes a recommendation under section 99.820 in**
36 **opposition to a proposed redevelopment plan, redevelopment project,**
37 **or designation of a redevelopment area, or any amendments thereto, a**
38 **municipality desiring to approve such project, plan, designation, or**
39 **amendments shall do so only upon a two-thirds majority vote of the**
40 **governing body of such municipality.**

41 **3. Tax incremental financing projects within an economic development**
42 **area shall apply to and fund only the following infrastructure projects: highways,**
43 **roads, streets, bridges, sewers, traffic control systems and devices, water**
44 **distribution and supply systems, curbing, sidewalks and any other similar public**
45 **improvements, but in no case shall it include buildings.**

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