



## Board of Aldermen Request for Action

**MEETING DATE:** August 19, 2025

**DEPARTMENT:** Administration

**AGENDA ITEM:** Bill No. 3076-25, Adopting a Procedure for Considering Redevelopment Plans and Tax Abatement or Exemption Pursuant to Chapter 353 – 1st Reading & 2nd Reading

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### **REQUESTED BOARD ACTION**

Approval of Bill No. 3076-25, adopting a procedure for considering redevelopment plans and tax abatement or exemption pursuant to Chapter 353 of the Revised Statutes of Missouri. Emergency Ordinance Sponsored by Mayor Boley. 1st and 2nd reading by title only.

### **SUMMARY**

Chapter 353 of the Revised Statutes of Missouri, known and referred to as The Urban Redevelopment Corporations Law ("Chapter 353"), authorizes the City to approve, by ordinance, redevelopment plans that allow for the redevelopment of blighted areas within the City and the granting of tax abatements and exemptions to encourage such redevelopment.

The City's Economic Development Incentives Policy includes Chapter 353 as an incentive that individuals can use within the City for the redevelopment of blighted areas.

In order to facilitate the use of this tax incentive tool, Chapter 353 requires the City to hold a public hearing prior to considering any proposed redevelopment plan. Prior to a public hearing, the City must send out notice to all political subdivisions whose boundaries for ad valorem taxation purposes include any portion of the property affected by a proposed tax abatement or exemption. Section 353.110.3 provides that notice procedures must be set by local ordinance prior to the use of Chapter 353. This ordinance establishes those procedures.

### **PREVIOUS ACTION**

N/A

### **POLICY OBJECTIVE:**

N/A

### **FINANCIAL CONSIDERATIONS:**

None.

### **ATTACHMENTS:**

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

- ☐ Contract
- ☐ Plans
- ☐ Minutes

**ORDINANCE OF THE CITY OF SMITHVILLE, MISSOURI, ADOPTING A  
PROCEUDRE FOR CONSIDERING REDEVELOPMENT PLANS AND TAX  
ABATEMENT OR EXEMPTION PURSUANT TO CHAPTER 353 OF THE  
REVISED STATUTES OF MISSOURI.**

**WHEREAS**, Chapter 353 of the Revised Statutes of Missouri, known and referred to as The Urban Redevelopment Corporations Law ("Chapter 353"), authorizes the City to approve, by ordinance, redevelopment plans that allow for the redevelopment of blighted areas within the City and the granting of tax abatements and exemptions to encourage such redevelopment; and

**WHEREAS**, no tax abatement or exemption authorized by the Board of Aldermen under Chapter 353 can become effective until the Board of Aldermen conducts a public hearing to consider a proposed redevelopment plan and such tax abatement or exemption; and

**WHEREAS**, prior to the public hearing, the Board of Aldermen must furnish to the political subdivisions whose boundaries for ad valorem taxation purposes include any portion of the property to be affected by tax abatement or exemption: (1) notice of the scheduled public hearing and (2) a written statement of the impact on ad valorem taxes such tax abatement or exemption will have on the political subdivisions; and

**WHEREAS**, Section 353.110.3 of the Revised Statutes of Missouri provides that such notice and written statement shall be as provided by local ordinance before the public hearing; and

**WHEREAS**, the Board of Aldermen now desires to establish its procedures to provide the notice and written statement as required by Section 353.110.3 of the Revised Statutes of Missouri.

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

**Section 1. Notice Provisions.** Not less than fifteen (15) days before a public hearing to consider a redevelopment plan that provides for tax abatement or tax exemption pursuant to Chapter 353 of the Revised Statutes of Missouri, the City shall mail or otherwise deliver to each political subdivision whose boundaries for ad valorem taxation purposes include any portion of the property to be affected by a redevelopment plan:

A. Notice of the scheduled public hearing, which shall include, but is not limited to:

- (1) the time, date and place of the public hearing, and
- (2) a statement that all interested persons and all political subdivisions will have the opportunity to be heard on such grant of tax abatement or exemption.

B. A written statement of the impact on ad valorem taxes such tax abatement or exemption will have on the political subdivisions, which shall include an estimate of the amount of ad valorem tax revenues of each political subdivision which will be affected by the proposed tax abatement or exemption, based on the estimated assessed valuation of the real property involved as such property would exist before and after it is redeveloped.

**Section 2. Effective Date.** This Ordinance shall take effect and be in full force from and after its passage by the Board of Aldermen and approval by the Mayor.

**PASSED** by the Board of Aldermen, and **APPROVED** by the Mayor, of the City of Smithville, Missouri, this 19<sup>th</sup> day of August, 2025.

(SEAL)

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Damien Boley, Mayor

ATTEST:

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Linda Drummond, City Clerk

First Reading: 08/19/2025

Second Reading: 08/19/2025