

SENATE AMENDMENT NO. _____

Offered by _____ Of _____

Amend SS/Senate Bill No. 870, Pages 1-2, Section 99.848, Line _____

2 by striking all of said section and inserting in lieu thereof the
3 following:

4 "99.848. 1. Notwithstanding subsection 1 of section
5 [99.847] 99.845, any district or county imposing a property tax
6 for the purposes of providing emergency services pursuant to
7 chapter 190 or 321 shall be entitled to reimbursement from the
8 special allocation fund in the amount of at least fifty percent
9 [nor] but not more than one hundred percent of the district's tax
10 increment. This section shall not apply to tax increment
11 financing projects or districts approved prior to August 28,
12 2004.

13 2. Beginning August 28, 2018, an ambulance district board
14 operating under chapter 190, a fire protection district board
15 operating under chapter 321, or the governing body of a county
16 operating a 911 center providing emergency or dispatch services
17 under chapter 190 or chapter 321 shall annually set the
18 reimbursement rate under subsection 1 of this section prior to
19 the time the assessment is paid into the special allocation fund.
20 If the redevelopment plan, area, or project is amended by
21 ordinance or by other means after August 28, 2018, the ambulance

1 or fire protection district board or the governing body of a
2 county operating a 911 center providing emergency or dispatch
3 services under chapter 190 or chapter 321 shall have the right to
4 recalculate the reimbursement rate under this section."; and

5 Further amend said bill and section, page 2, line 10 of said
6 page, by inserting after all of said line the following:

7 "100.050. 1. Any municipality proposing to carry out a
8 project for industrial development shall first, by majority vote
9 of the governing body of the municipality, approve the plan for
10 the project. The plan shall include the following information
11 pertaining to the proposed project:

12 (1) A description of the project;

13 (2) An estimate of the cost of the project;

14 (3) A statement of the source of funds to be expended for
15 the project;

16 (4) A statement of the terms upon which the facilities to
17 be provided by the project are to be leased or otherwise disposed
18 of by the municipality; and

19 (5) Such other information necessary to meet the
20 requirements of sections 100.010 to 100.200.

21 2. If the plan for the project is approved after August 28,
22 2003, and the project plan involves issuance of revenue bonds or
23 involves conveyance of a fee interest in property to a
24 municipality, the project plan shall additionally include the
25 following information:

26 (1) A statement identifying each school district, community
27 college district, ambulance district board operating under
28 chapter 190, fire protection district board operating under
29 chapter 321, county, or city affected by such project except

1 property assessed by the state tax commission pursuant to
2 chapters 151 and 153;

3 (2) The most recent equalized assessed valuation of the
4 real property and personal property included in the project, and
5 an estimate as to the equalized assessed valuation of real
6 property and personal property included in the project after
7 development;

8 (3) An analysis of the costs and benefits of the project on
9 each school district, community college district, ambulance
10 district board operating under chapter 190, fire protection
11 district board operating under chapter 321, county, or city; and

12 (4) Identification of any payments in lieu of taxes
13 expected to be made by any lessee of the project, and the
14 disposition of any such payments by the municipality.

15 3. If the plan for the project is approved after August 28,
16 2003, any payments in lieu of taxes expected to be made by any
17 lessee of the project shall be applied in accordance with this
18 section. The lessee may reimburse the municipality for its
19 actual costs of issuing the bonds and administering the plan.
20 All amounts paid in excess of such actual costs shall,
21 immediately upon receipt thereof, be disbursed by the
22 municipality's treasurer or other financial officer to each
23 school district, community college district, ambulance district
24 board operating under chapter 190, fire protection district board
25 operating under chapter 321, county, or city in proportion to the
26 current ad valorem tax levy of each school district, community
27 college district, ambulance district board operating under
28 chapter 190, fire protection district board operating under
29 chapter 321, county, or city; however, in any county of the first

1 classification with more than ninety-three thousand eight hundred
2 but fewer than ninety-three thousand nine hundred inhabitants, or
3 any county of the first classification with more than one hundred
4 thirty-five thousand four hundred but fewer than one hundred
5 thirty-five thousand five hundred inhabitants, if the plan for
6 the project is approved after May 15, 2005, such amounts shall be
7 disbursed by the municipality's treasurer or other financial
8 officer to each affected taxing entity in proportion to the
9 current ad valorem tax levy of each affected taxing entity.

10 4. Notwithstanding the provisions of subsection 3 of this
11 section to the contrary, beginning August 28, 2018, any district
12 or county imposing a property tax for the purposes of providing
13 emergency services under chapter 190 or 321 to the project area
14 shall be entitled to be reimbursed in an amount that is at least
15 fifty percent but not more than one hundred percent of the amount
16 of ad valorem property tax revenues that such district or county
17 would have received in the absence of a tax abatement or
18 exemption provided to property included in the project. An
19 ambulance district board operating under chapter 190, a fire
20 protection district board operating under chapter 321, or the
21 governing body of a county operating a 911 center providing
22 emergency or dispatch services under chapter 190 or chapter 321
23 shall annually set the reimbursement rate provided in this
24 subsection prior to the time the assessment is determined by the
25 assessor of the county in which the project is located, or, if
26 not located within a county, then the assessor of such city. If
27 the plan is amended by ordinance or by any other means after
28 August 28, 2018, the ambulance or fire protection district or the
29 governing body of a county operating a 911 center providing

1 emergency or dispatch services under chapter 190 or chapter 321
2 shall have the right to recalculate the reimbursement rate
3 pursuant to this subsection.

4 100.059. 1. The governing body of any municipality
5 proposing a project for industrial development which involves
6 issuance of revenue bonds or involves conveyance of a fee
7 interest in property to a municipality shall, not less than
8 twenty days before approving the plan for a project as required
9 by section 100.050, provide notice of the proposed project to the
10 county in which the municipality is located and any school
11 district that is a school district, community college district,
12 ambulance district board operating under chapter 190, fire
13 protection district board operating under chapter 321, county, or
14 city; however, in any county of the first classification with
15 more than ninety-three thousand eight hundred but fewer than
16 ninety-three thousand nine hundred inhabitants, or any county of
17 the first classification with more than one hundred thirty-five
18 thousand four hundred but fewer than one hundred thirty-five
19 thousand five hundred inhabitants, if the plan for the project is
20 approved after May 15, 2005, such notice shall be provided to all
21 affected taxing entities in the county. Such notice shall
22 include the information required in section 100.050, shall state
23 the date on which the governing body of the municipality will
24 first consider approval of the plan, and shall invite such school
25 districts, community college districts, ambulance district board
26 operating under chapter 190, fire protection district board
27 operating under chapter 321, counties, or cities to submit
28 comments to the governing body and the comments shall be fairly
29 and duly considered.

1 2. Notwithstanding any other provisions of this section to
2 the contrary, for purposes of determining the limitation on
3 indebtedness of local government pursuant to Section 26(b),
4 Article VI, Constitution of Missouri, the current equalized
5 assessed value of the property in an area selected for
6 redevelopment attributable to the increase above the total
7 initial equalized assessed valuation shall be included in the
8 value of taxable tangible property as shown on the last completed
9 assessment for state or county purposes.

10 3. The county assessor shall include the current assessed
11 value of all property within the school district, community
12 college district, ambulance district board operating under
13 chapter 190, fire protection district board operating under
14 chapter 321, county, or city in the aggregate valuation of
15 assessed property entered upon the assessor's book and verified
16 pursuant to section 137.245, and such value shall be utilized for
17 the purpose of the debt limitation on local government pursuant
18 to Section 26(b), Article VI, Constitution of Missouri.

19 4. This section is applicable only if the plan for the
20 project is approved after August 28, 2003."; and

21 Further amend said bill, page 66, section 191.630, line 13
22 of said page, by inserting after all of said line the following:

23 "353.110. 1. Once the requirements of this section have
24 been complied with, the real property of urban redevelopment
25 corporations acquired pursuant to this chapter shall not be
26 subject to assessment or payment of general ad valorem taxes
27 imposed by the cities affected by this law, or by the state or
28 any political subdivision thereof, for a period not in excess of
29 ten years after the date upon which such corporations become

1 owners of such real property, except to such extent and in such
2 amount as may be imposed upon such real property during such
3 period measured solely by the amount of the assessed valuation of
4 the land, exclusive of improvements, acquired pursuant to this
5 chapter and owned by such urban redevelopment corporation, as was
6 determined by the assessor of the county in which such real
7 property is located, or, if not located within a county, then by
8 the assessor of such city, for taxes due and payable thereon
9 during the calendar year preceding the calendar year during which
10 the corporation acquired title to such real property. The
11 amounts of such tax assessments shall not be increased during
12 such period so long as the real property is owned by an urban
13 redevelopment corporation and used in accordance with a
14 development plan authorized by the legislative authority of such
15 cities, except as provided under subsection 4 of this section.

16 2. In the event, however, that any such real property was
17 tax exempt immediately prior to ownership by any urban
18 redevelopment corporation, such assessor or assessors shall, upon
19 acquisition of title thereto by the urban redevelopment
20 corporation, promptly assess such land, exclusive of
21 improvements, at such valuation as shall conform to but not
22 exceed the assessed valuation made during the preceding calendar
23 year of other land, exclusive of improvements, adjacent thereto
24 or in the same general neighborhood, and the amount of such
25 assessed valuation shall not be increased during the period set
26 pursuant to subsection 1 of this section so long as the real
27 property is owned by an urban redevelopment corporation and used
28 in accordance with a development plan authorized by the
29 legislative authority of such cities. For the next ensuing

1 period not in excess of fifteen years, ad valorem taxes upon such
2 real property shall be measured by the assessed valuation thereof
3 as determined by such assessor or assessors upon the basis of not
4 to exceed fifty percent of the true value of such real property,
5 including any improvements thereon, nor shall such valuations be
6 increased above fifty percent of the true value of such real
7 property from year to year during such next ensuing period so
8 long as the real property is owned by an urban redevelopment
9 corporation and used in accordance with an authorized development
10 plan. After a period totaling not more than twenty-five years,
11 such real property shall be subject to assessment and payment of
12 all ad valorem taxes, based on the full true value of the real
13 property; provided, that after the completion of the
14 redevelopment project, as authorized by law or ordinance whenever
15 any urban redevelopment corporation shall elect to pay full
16 taxes, or at the expiration of the period, such real property
17 shall be owned and operated free from any of the conditions,
18 restrictions or provisions of this chapter, and of any ordinance,
19 rule or regulation adopted pursuant thereto, any other law
20 limiting the right of domestic and foreign insurance companies to
21 own and operate real estate to the contrary notwithstanding.

22 3. No tax abatement or exemption authorized by this section
23 shall become effective unless and until the governing body of the
24 city:

25 (1) Furnishes each political subdivision whose boundaries
26 for ad valorem taxation purposes include any portion of the real
27 property to be affected by such tax abatement or exemption with a
28 written statement of the impact on ad valorem taxes such tax
29 abatement or exemption will have on such political subdivisions

1 and written notice of the hearing to be held in accordance with
2 subdivision (2) of this subsection. The written statement and
3 notice required by this subdivision shall be furnished as
4 provided by local ordinance before the hearing and shall include,
5 but need not be limited to, an estimate of the amount of ad
6 valorem tax revenues of each political subdivision which will be
7 affected by the proposed tax abatement or exemption, based on the
8 estimated assessed valuation of the real property involved as
9 such property would exist before and after it is redeveloped;

10 (2) Conducts a public hearing regarding such tax abatement
11 or exemption, at which hearing all political subdivisions
12 described in subdivision (1) of this subsection shall have the
13 right to be heard on such grant of tax abatement or exemption;

14 (3) Enacts an ordinance which provides for expiration of
15 development rights, including the rights of eminent domain and
16 tax abatement, in the event of failure of the urban redevelopment
17 corporation to acquire ownership of property within the area of
18 the development plan. Such ordinance shall provide for a
19 duration of time within which such property must be acquired, and
20 may allow for acquisition of property under the plan in phases.

21 4. (1) Notwithstanding any other provision of law to the
22 contrary, payments in lieu of taxes may be imposed by contract
23 between a city and an urban redevelopment corporation which
24 receives tax abatement or exemption on property pursuant to this
25 section. Such payments shall be made to the collector of revenue
26 of the county or city not within a county by December
27 thirty-first of each year payments are due. The governing body
28 of the city shall furnish the collector a copy of any such
29 contract requiring payment in lieu of taxes. The collector shall

1 allocate all revenues received from such payment in lieu of taxes
2 among all taxing authorities whose property tax revenues are
3 affected by the exemption or abatement on the same pro rata basis
4 and in the same manner as the ad valorem property tax revenues
5 received by each taxing authority from such property in the year
6 such payments are due.

7 (2) (a) The provisions of subsection 1 of this section and
8 subdivision (1) of this subsection notwithstanding, beginning
9 August 28, 2018, any district or county imposing a property tax
10 for the purposes of providing emergency services under chapter
11 190 or 321 shall be entitled to be reimbursed in an amount that
12 is at least fifty percent but not more than one hundred percent
13 of the amount of ad valorem property tax revenues that the
14 district or county would have received in the absence of the tax
15 abatement or exemption provided under this section.

16 (b) An ambulance district board operating under chapter
17 190, a fire protection district board operating under chapter
18 321, or the governing body of a county operating a 911 center
19 providing emergency or dispatch services under chapter 190 or
20 chapter 321 shall annually set the reimbursement rate under
21 paragraph (a) of this subdivision prior to the time the
22 assessment is determined by the assessor of the county in which
23 such district is located, or, if not located within a county,
24 then the assessor of such city. If the development plan or
25 redevelopment project is amended by ordinance or by any other
26 means after August 28, 2018, the ambulance or fire protection
27 district board shall have the right to recalculate the
28 reimbursement rate under this subdivision.

29 5. The provisions of subsection 3 of this section shall not

1 apply to any amendment or future amendment to a phased
2 development plan approved by the governing body of the city prior
3 to the effective date of the provisions of subsection 3 of this
4 section and upon which construction has been in progress pursuant
5 to such phased plan."; and

6 Further amend the title and enacting clause accordingly.