

SECOND REGULAR SESSION  
SENATE COMMITTEE SUBSTITUTE FOR  
**SENATE BILL NO. 570**  
100TH GENERAL ASSEMBLY

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Reported from the Committee on Ways and Means, January 27, 2020, with recommendation that the Senate Committee Substitute do pass.

3497S.03C

ADRIANE D. CROUSE, Secretary.

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**AN ACT**

To repeal sections 99.805, 99.810, 99.843, 99.847, and 99.848, RSMo, and to enact in lieu thereof six new sections relating to tax increment financing.

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

Section A. Sections 99.805, 99.810, 99.843, 99.847, and 99.848, RSMo, are  
2 repealed and six new sections enacted in lieu thereof, to be known as sections  
3 99.805, 99.810, 99.821, 99.843, 99.847, and 99.848, to read as follows:

99.805. As used in sections 99.800 to 99.865, unless the context clearly  
2 requires otherwise, the following terms shall mean:

3 (1) "Blighted area", an area which, by reason of the predominance of  
4 defective or inadequate street layout, insanitary or unsafe conditions,  
5 deterioration of site improvements, [improper subdivision or obsolete platting,]  
6 or the existence of conditions which endanger life or property by fire and other  
7 causes, or any combination of such factors, retards the provision of housing  
8 accommodations or constitutes an economic or social liability or a menace to the  
9 public health, safety, [morals,] or welfare in its present condition and use, **and,**  
10 **for areas located in a city not within a county, which are located in a**  
11 **census tract that is defined as a low-income community under 26 U.S.C.**  
12 **Section 45D(e) or is eligible to be designated as a qualified opportunity**  
13 **zone under 26 U.S.C. Section 1400Z;**

14 (2) "Collecting officer", the officer of the municipality responsible for  
15 receiving and processing payments in lieu of taxes or economic activity taxes from  
16 taxpayers or the department of revenue;

17 (3) "Conservation area", any improved area within the boundaries of a

**EXPLANATION—Matter enclosed in bold-faced brackets [thus] in this bill is not enacted and is intended to be omitted in the law.**

18 redevelopment area located within the territorial limits of a municipality in which  
19 fifty percent or more of the structures in the area have an age of thirty-five years  
20 or more. Such an area is not yet a blighted area but is detrimental to the public  
21 health, safety, [morals,] or welfare and may become a blighted area because of  
22 any one or more of the following factors: dilapidation; obsolescence; deterioration;  
23 illegal use of individual structures; presence of structures below minimum code  
24 standards; abandonment; excessive vacancies; overcrowding of structures and  
25 community facilities; lack of ventilation, light or sanitary facilities; inadequate  
26 utilities; excessive land coverage; deleterious land use or layout; depreciation of  
27 physical maintenance; and lack of community planning. A conservation area  
28 shall meet at least three of the factors provided in this subdivision for projects  
29 approved on or after December 23, 1997. **For all redevelopment plans and**  
30 **projects approved on or after January 1, 2022, in retail areas, a**  
31 **conservation area shall meet the dilapidation factor as one of the three**  
32 **factors required under this subdivision;**

33 (4) "Economic activity taxes", the total additional revenue from taxes  
34 which are imposed by a municipality and other taxing districts, and which are  
35 generated by economic activities within a redevelopment area over the amount  
36 of such taxes generated by economic activities within such redevelopment area  
37 in the calendar year prior to the adoption of the ordinance designating such a  
38 redevelopment area, while tax increment financing remains in effect, but  
39 excluding personal property taxes, taxes imposed on sales or charges for sleeping  
40 rooms paid by transient guests of hotels and motels, licenses, fees or special  
41 assessments. For redevelopment projects or redevelopment plans approved after  
42 December 23, 1997, if a retail establishment relocates within one year from one  
43 facility to another facility within the same county and the governing body of the  
44 municipality finds that the relocation is a direct beneficiary of tax increment  
45 financing, then for purposes of this definition, the economic activity taxes  
46 generated by the retail establishment shall equal the total additional revenues  
47 from economic activity taxes which are imposed by a municipality or other taxing  
48 district over the amount of economic activity taxes generated by the retail  
49 establishment in the calendar year prior to its relocation to the redevelopment  
50 area;

51 (5) "Economic development area", any area or portion of an area located  
52 within the territorial limits of a municipality, which does not meet the  
53 requirements of subdivisions (1) and (3) of this section, and in which the

54 governing body of the municipality finds that redevelopment will not be solely  
55 used for development of commercial businesses which unfairly compete in the  
56 local economy and is in the public interest because it will:

57 (a) Discourage commerce, industry or manufacturing from moving their  
58 operations to another state; or

59 (b) Result in increased employment in the municipality; or

60 (c) Result in preservation or enhancement of the tax base of the  
61 municipality;

62 (6) "Gambling establishment", an excursion gambling boat as defined in  
63 section 313.800 and any related business facility including any real property  
64 improvements which are directly and solely related to such business facility,  
65 whose sole purpose is to provide goods or services to an excursion gambling boat  
66 and whose majority ownership interest is held by a person licensed to conduct  
67 gambling games on an excursion gambling boat or licensed to operate an  
68 excursion gambling boat as provided in sections 313.800 to 313.850. This  
69 subdivision shall be applicable only to a redevelopment area designated by  
70 ordinance adopted after December 23, 1997;

71 (7) "Greenfield area", any vacant, unimproved, or agricultural property  
72 that is located wholly outside the incorporated limits of a city, town, or village,  
73 or that is substantially surrounded by contiguous properties with agricultural  
74 zoning classifications or uses unless said property was annexed into the  
75 incorporated limits of a city, town, or village ten years prior to the adoption of the  
76 ordinance approving the redevelopment plan for such greenfield area;

77 (8) "Municipality", a city, village, or incorporated town or any county of  
78 this state. For redevelopment areas or projects approved on or after December  
79 23, 1997, municipality applies only to cities, villages, incorporated towns or  
80 counties established for at least one year prior to such date;

81 (9) "Obligations", bonds, loans, debentures, notes, special certificates, or  
82 other evidences of indebtedness issued by a municipality to carry out a  
83 redevelopment project or to refund outstanding obligations;

84 (10) "Ordinance", an ordinance enacted by the governing body of a city,  
85 town, or village or a county or an order of the governing body of a county whose  
86 governing body is not authorized to enact ordinances;

87 (11) "Payment in lieu of taxes", those estimated revenues from real  
88 property in the area selected for a redevelopment project, which revenues  
89 according to the redevelopment project or plan are to be used for a private use,

90 which taxing districts would have received had a municipality not adopted tax  
91 increment allocation financing, and which would result from levies made after the  
92 time of the adoption of tax increment allocation financing during the time the  
93 current equalized value of real property in the area selected for the  
94 redevelopment project exceeds the total initial equalized value of real property  
95 in such area until the designation is terminated pursuant to subsection 2 of  
96 section 99.850;

97 **(12) "Port infrastructure project", docks and associated**  
98 **equipment, cargo and passenger terminals, storage warehouses, or any**  
99 **other similar infrastructure directly related to port facilities located**  
100 **in a port district created pursuant to the provisions of chapter 68 and**  
101 **located within one-half of one mile of a navigable waterway;**

102 [(12)] **(13) "Redevelopment area"**, an area designated by a municipality,  
103 in respect to which the municipality has made a finding that there exist  
104 conditions which cause the area to be classified as a blighted area, a conservation  
105 area, an economic development area, an enterprise zone pursuant to sections  
106 135.200 to 135.256, or a combination thereof, which area includes only those  
107 parcels of real property directly and substantially benefitted by the proposed  
108 redevelopment project;

109 [(13)] **(14) "Redevelopment plan"**, the comprehensive program of a  
110 municipality for redevelopment intended by the payment of redevelopment costs  
111 to reduce or eliminate those conditions, the existence of which qualified the  
112 redevelopment area as a blighted area, conservation area, economic development  
113 area, or combination thereof, and to thereby enhance the tax bases of the taxing  
114 districts which extend into the redevelopment area. Each redevelopment plan  
115 shall conform to the requirements of section 99.810;

116 [(14)] **(15) "Redevelopment project"**, any development project within a  
117 redevelopment area in furtherance of the objectives of the redevelopment plan;  
118 any such redevelopment project shall include a legal description of the area  
119 selected for the redevelopment project;

120 [(15)] **(16) "Redevelopment project costs"** include the sum total of all  
121 reasonable or necessary costs incurred or estimated to be incurred, and any such  
122 costs incidental to a redevelopment plan or redevelopment project, as  
123 applicable. Such costs include, but are not limited to, the following:

124 (a) Costs of studies, surveys, plans, and specifications;

125 (b) Professional service costs, including, but not limited to, architectural,

126 engineering, legal, marketing, financial, planning or special services. Except the  
127 reasonable costs incurred by the commission established in section 99.820 for the  
128 administration of sections 99.800 to 99.865, such costs shall be allowed only as  
129 an initial expense which, to be recoverable, shall be included in the costs of a  
130 redevelopment plan or project;

131 (c) Property assembly costs, including, but not limited to:

132 a. Acquisition of land and other property, real or personal, or rights or  
133 interests therein;

134 b. Demolition of buildings; and

135 c. The clearing and grading of land;

136 (d) Costs of rehabilitation, reconstruction, or repair or remodeling of  
137 existing buildings and fixtures;

138 (e) Initial costs for an economic development area;

139 (f) Costs of construction of public works or improvements;

140 (g) Financing costs, including, but not limited to, all necessary and  
141 incidental expenses related to the issuance of obligations, and which may include  
142 payment of interest on any obligations issued pursuant to sections 99.800 to  
143 99.865 accruing during the estimated period of construction of any redevelopment  
144 project for which such obligations are issued and for not more than eighteen  
145 months thereafter, and including reasonable reserves related thereto;

146 (h) All or a portion of a taxing district's capital costs resulting from the  
147 redevelopment project necessarily incurred or to be incurred in furtherance of the  
148 objectives of the redevelopment plan and project, to the extent the municipality  
149 by written agreement accepts and approves such costs;

150 (i) Relocation costs to the extent that a municipality determines that  
151 relocation costs shall be paid or are required to be paid by federal or state law;

152 (j) Payments in lieu of taxes;

153 **(17) "Retail area", a proposed redevelopment area for which most**  
154 **of the projected tax increment financing revenue will be generated**  
155 **from retail businesses, which shall be businesses that primarily sell or**  
156 **offer to sell goods to a buyer primarily for the buyer's personal, family,**  
157 **or household use and not primarily for business, commercial, or**  
158 **agricultural use;**

159 **(18) "Retail infrastructure projects", highways, roads, streets,**  
160 **bridges, sewers, traffic control systems and devices, water distribution**  
161 **and supply systems, curbing, sidewalks, storm water and drainage**

162 **systems, or any other similar public improvements, but in no case shall**  
163 **retail infrastructure projects include private structures;**

164 [(16)] (19) "Special allocation fund", the fund of a municipality or its  
165 commission which contains at least two separate segregated accounts for each  
166 redevelopment plan, maintained by the treasurer of the municipality or the  
167 treasurer of the commission into which payments in lieu of taxes are deposited  
168 in one account, and economic activity taxes and other revenues are deposited in  
169 the other account;

170 [(17)] (20) "Taxing districts", any political subdivision of this state  
171 having the power to levy taxes;

172 [(18)] (21) "Taxing districts' capital costs", those costs of taxing districts  
173 for capital improvements that are found by the municipal governing bodies to be  
174 necessary and to directly result from the redevelopment project; and

175 [(19)] (22) "Vacant land", any parcel or combination of parcels of real  
176 property not used for industrial, commercial, or residential buildings.

99.810. 1. Each redevelopment plan shall set forth in writing a general  
2 description of the program to be undertaken to accomplish the objectives and  
3 shall include, but need not be limited to, the estimated redevelopment project  
4 costs, the anticipated sources of funds to pay the costs, evidence of the  
5 commitments to finance the project costs, the anticipated type and term of the  
6 sources of funds to pay costs, the anticipated type and terms of the obligations to  
7 be issued, the most recent equalized assessed valuation of the property within the  
8 redevelopment area which is to be subjected to payments in lieu of taxes and  
9 economic activity taxes pursuant to section 99.845, an estimate as to the  
10 equalized assessed valuation after redevelopment, and the general land uses to  
11 apply in the redevelopment area. No redevelopment plan shall be adopted by a  
12 municipality without findings that:

13 (1) The redevelopment area on the whole is a blighted area, a conservation  
14 area, or an economic development area, and has not been subject to growth and  
15 development through investment by private enterprise and would not reasonably  
16 be anticipated to be developed without the adoption of tax increment  
17 financing. Such a finding shall include, but not be limited to, **a study**  
18 **conducted by a party other than the proponent of a redevelopment**  
19 **plan, which includes** a detailed description of the factors that qualify the  
20 redevelopment area or project pursuant to this subdivision and an affidavit,  
21 signed by the developer or developers and submitted with the redevelopment

22 plan, attesting that the provisions of this subdivision have been met;

23 (2) The redevelopment plan conforms to the comprehensive plan for the  
24 development of the municipality as a whole;

25 (3) The estimated dates, which shall not be more than twenty-three years  
26 from the adoption of the ordinance approving a redevelopment project within a  
27 redevelopment area, of completion of any redevelopment project and retirement  
28 of obligations incurred to finance redevelopment project costs have been stated,  
29 provided that no ordinance approving a redevelopment project shall be adopted  
30 later than ten years from the adoption of the ordinance approving the  
31 redevelopment plan under which such project is authorized and provided that no  
32 property for a redevelopment project shall be acquired by eminent domain later  
33 than five years from the adoption of the ordinance approving such redevelopment  
34 project;

35 (4) A plan has been developed for relocation assistance for businesses and  
36 residences;

37 (5) A cost-benefit analysis showing the economic impact of the plan on  
38 each taxing district which is at least partially within the boundaries of the  
39 redevelopment area. The analysis shall show the impact on the economy if the  
40 project is not built, and is built pursuant to the redevelopment plan under  
41 consideration. The cost-benefit analysis shall include a fiscal impact study on  
42 every affected political subdivision, and sufficient information from the developer  
43 for the commission established in section 99.820 to evaluate whether the project  
44 as proposed is financially feasible;

45 (6) A finding that the plan does not include the initial development or  
46 redevelopment of any gambling establishment, provided however, that this  
47 subdivision shall be applicable only to a redevelopment plan adopted for a  
48 redevelopment area designated by ordinance after December 23, 1997.

49 **2. Tax increment allocation financing shall not be adopted under**  
50 **sections 99.800 to 99.865 in a retail area unless such financing is**  
51 **exclusively utilized to fund retail infrastructure projects or unless such**  
52 **area is a blighted area or conservation area. The provisions of this**  
53 **subsection shall not apply to any tax increment allocation financing**  
54 **project or plan approved before August 28, 2020, nor to any amendment**  
55 **to tax increment allocation financing projects and plans where such**  
56 **projects or plans were originally approved before August 28, 2020,**  
57 **provided that such an amendment does not add buildings of new**

58 **construction in excess of twenty-five percent of the scope of the**  
59 **original redevelopment agreement.**

60 3. By the last day of February each year, each commission shall report to  
61 the director of economic development the name, address, phone number and  
62 primary line of business of any business which relocates to the district. The  
63 director of the department of economic development shall compile and report the  
64 same to the governor, the speaker of the house and the president pro tempore of  
65 the senate on the last day of April each year.

**99.821. Notwithstanding any provision of sections 99.800 to 99.865**  
2 **to the contrary, redevelopment plans approved or amended after**  
3 **December 31, 2020, by a city not within a county may provide for the**  
4 **deposit of up to ten percent of the tax increment financing revenues**  
5 **generated pursuant to section 99.845 into a strategic infrastructure for**  
6 **economic growth fund established by such city in lieu of deposit into**  
7 **the special allocation fund. Moneys deposited into the strategic**  
8 **infrastructure for economic growth fund pursuant to this section may**  
9 **be expended by the city establishing such fund for the purpose of**  
10 **funding capital investments in public infrastructure that the governing**  
11 **body of such city has determined to be in a census tract that is defined**  
12 **as a low-income community under 26 U.S.C. Section 45D(e) or is eligible**  
13 **to be designated as a qualified opportunity zone under 26 U.S.C.**  
14 **Section 1400Z-1.**

99.843. Notwithstanding the provisions of sections 99.800 to 99.865 to the  
2 contrary, no new tax increment financing project shall be authorized in any  
3 greenfield area, as such term is defined in section 99.805[, that is located within  
4 a city not within a county or any county subject to the authority of the East-West  
5 Gateway Council of Governments. Municipalities not subject to the authority of  
6 the East-West Gateway Council of Governments may authorize tax increment  
7 finance projects in greenfield areas].

99.847. 1. Notwithstanding the provisions of sections 99.800 to 99.865 to  
2 the contrary, no new tax increment financing project shall be authorized in any  
3 area which is within an area designated as flood plain by the Federal Emergency  
4 Management Agency [and which is located in or partly within a county with a  
5 charter form of government with greater than two hundred fifty thousand  
6 inhabitants but fewer than three hundred thousand inhabitants, unless the  
7 redevelopment area actually abuts a river or a major waterway and is



8 substantially surrounded by contiguous properties with residential, industrial, or  
9 commercial zoning classifications] **unless such project is located in:**

10 **(1) A county with a charter form of government and with more**  
11 **than six hundred thousand but fewer than seven hundred thousand**  
12 **inhabitants;**

13 **(2) A county of the first classification with more than two**  
14 **hundred thousand but fewer than two hundred sixty thousand**  
15 **inhabitants;**

16 **(3) A home rule city with more than seventy-one thousand but**  
17 **fewer than seventy-nine thousand inhabitants;**

18 **(4) A home rule city with more than one hundred fifty-five**  
19 **thousand but fewer than two hundred thousand inhabitants;**

20 **(5) A port district created under the provisions of chapter 68,**  
21 **provided that such financing is exclusively utilized to fund a port**  
22 **infrastructure project that is approved by the port authority; or**

23 **(6) A levee district created pursuant to chapter 245 or a drainage**  
24 **district created pursuant to chapters 242 or 243 prior to August 28,**  
25 **2020.**

26 2. This [subsection] **section** shall not apply to tax increment financing  
27 projects or districts approved prior to [July 1, 2003,] **June 30, 2021**, and shall  
28 allow [the aforementioned] **such** tax increment financing projects to modify,  
29 amend or expand such projects including redevelopment project costs by not more  
30 than forty percent of such project original projected cost [including redevelopment  
31 project costs] as such projects including redevelopment project costs as such  
32 projects redevelopment projects [including redevelopment project costs existed as  
33 of June 30, 2003, and shall allow the aforementioned tax increment financing  
34 district to modify, amend or expand such districts by not more than five percent  
35 as such districts existed as of June 30, 2003].

36 **3. The provisions of subsections 1 and 2 of this section**  
37 **notwithstanding, no new tax increment financing project shall be**  
38 **authorized in any area which is within an area designated as flood**  
39 **plain by the Federal Emergency Management Agency and which is**  
40 **located in or partly within a county with a charter form of government**  
41 **and with more than three hundred thousand but fewer than four**  
42 **hundred fifty thousand inhabitants, unless the redevelopment area**  
43 **actually abuts a river or a major waterway and is substantially**

44 **surrounded by contiguous properties with residential, industrial, or**  
45 **commercial zoning classifications.**

99.848. 1. Notwithstanding subsection 1 of section 99.845, any [district  
2 or county] **ambulance district board operating under chapter 190, any**  
3 **fire protection district board operating under chapter 321, or any**  
4 **governing body operating a 911 center providing dispatch services**  
5 **under chapter 190 or chapter 321** imposing a property tax **or economic**  
6 **activity tax** for the purposes of providing emergency services pursuant to  
7 chapter 190 or 321 shall be entitled to reimbursement from the special allocation  
8 fund in the amount of at least fifty percent but not more than one hundred  
9 percent of the district's **or 911 center's** tax increment. This section shall not  
10 apply to tax increment financing projects or districts approved prior to August 28,  
11 2004.

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

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