

House _____ Amendment NO. _____

Offered By _____

1 AMEND House Committee Substitute for Senate Committee Substitute for Senate Bill No. 672,
2 Page 19, Section 79.145, Line 17, by inserting after all of said line the following:

3
4 "99.805. As used in sections 99.800 to 99.865, unless the context clearly requires otherwise,
5 the following terms shall mean:

6 (1) "Blighted area", an area which, by reason of the predominance of defective or inadequate
7 street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper
8 subdivision or obsolete platting, or the existence of conditions which endanger life or property by
9 fire and other causes, or any combination of such factors, retards the provision of housing
10 accommodations or constitutes an economic or social liability or a menace to the public health,
11 safety, morals, or welfare in its present condition and use;

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

15 (3) "Conservation area", any improved area within the boundaries of a redevelopment area
16 located within the territorial limits of a municipality in which fifty percent or more of the structures
17 in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is
18 detrimental to the public health, safety, morals, or welfare and may become a blighted area because
19 of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of
20 individual structures; presence of structures below minimum code standards; abandonment;
21 excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light
22 or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout;
23 depreciation of physical maintenance; and lack of community planning. A conservation area shall
24 meet at least three of the factors provided in this subdivision for projects approved on or after
25 December 23, 1997;

26 (4) "Economic activity taxes", the total additional revenue from taxes which are imposed by
27 a municipality and other taxing districts, and which are generated by economic activities within a
28 redevelopment area over the amount of such taxes generated by economic activities within such
29 redevelopment area in the calendar year prior to the adoption of the ordinance designating such a
30 redevelopment area, while tax increment financing remains in effect, but excluding personal
31 property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of
32 hotels and motels, licenses, fees or special assessments. For redevelopment projects or
33 redevelopment plans approved after December 23, 1997, if a retail establishment relocates within
34 one year from one facility to another facility within the same county and the governing body of the
35 municipality finds that the relocation is a direct beneficiary of tax increment financing, then for
36 purposes of this definition, the economic activity taxes generated by the retail establishment shall

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1 equal the total additional revenues from economic activity taxes which are imposed by a
2 municipality or other taxing district over the amount of economic activity taxes generated by the
3 retail establishment in the calendar year prior to its relocation to the redevelopment area;

4 (5) "Economic development area", any area or portion of an area located within the
5 territorial limits of a municipality, which does not meet the requirements of subdivisions (1) and (3)
6 of this section, and in which the governing body of the municipality finds that redevelopment will
7 not be solely used for development of commercial businesses which unfairly compete in the local
8 economy and is in the public interest because it will:

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

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

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

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

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

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

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

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

35 (11) "Payment in lieu of taxes", those estimated revenues from real property in the area
36 selected for a redevelopment project, which revenues according to the redevelopment project or plan
37 are to be used for a private use, which taxing districts would have received had a municipality not
38 adopted tax increment allocation financing, and which would result from levies made after the time
39 of the adoption of tax increment allocation financing during the time the current equalized value of
40 real property in the area selected for the redevelopment project exceeds the total initial equalized
41 value of real property in such area until the designation is terminated pursuant to subsection 2 of
42 section 99.850;

43 (12) "Redevelopment area", an area designated by a municipality, in respect to which the
44 municipality has made a finding that there exist conditions which cause the area to be classified as a
45 blighted area, a conservation area, an economic development area, an enterprise zone pursuant to
46 sections 135.200 to 135.256, or a combination thereof, which area includes only those parcels of real
47 property directly and substantially benefitted by the proposed redevelopment project;

48 (13) "Redevelopment plan", the comprehensive program of a municipality for

1 redevelopment intended by the payment of redevelopment costs to reduce or eliminate those
 2 conditions, the existence of which qualified the redevelopment area as a blighted area, conservation
 3 area, economic development area, or combination thereof, and to thereby enhance the tax bases of
 4 the taxing districts which extend into the redevelopment area. Each redevelopment plan shall
 5 conform to the requirements of section 99.810;

6 (14) "Redevelopment project", any development project within a redevelopment area in
 7 furtherance of the objectives of the redevelopment plan; any such redevelopment project shall
 8 include a legal description of the area selected for the redevelopment project;

9 (15) "Redevelopment project costs" include the sum total of all reasonable or necessary costs
 10 incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan or
 11 redevelopment project, as applicable. Such costs include, but are not limited to, the following:

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

13 (b) Professional service costs, including, but not limited to, architectural, engineering, legal,
 14 marketing, financial, planning or special services. Except the reasonable costs incurred by the
 15 commission established in section 99.820 for the administration of sections 99.800 to 99.865, such
 16 costs shall be allowed only as an initial expense which, to be recoverable, shall be included in the
 17 costs of a redevelopment plan or project;

18 (c) Property assembly costs, including, but not limited to[,];

19 a. Acquisition of land and other property, real or personal, or rights or interests therein[,];

20 and

21 b. Demolition of buildings, and the clearing and grading of land;

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

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

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

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

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

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

37 (j) Payments in lieu of taxes;

38 (16) "Special allocation fund", the fund of a municipality or its commission which contains
 39 at least two separate segregated accounts for each redevelopment plan, maintained by the treasurer of
 40 the municipality or the treasurer of the commission into which payments in lieu of taxes are
 41 deposited in one account, and economic activity taxes and other revenues are deposited in the other
 42 account;

43 (17) "Taxing districts", any political subdivision of this state having the power to levy taxes;

44 (18) "Taxing districts' capital costs", those costs of taxing districts for capital improvements
 45 that are found by the municipal governing bodies to be necessary and to directly result from the
 46 redevelopment project; and

47 (19) "Vacant land", any parcel or combination of parcels of real property not used for
 48 industrial, commercial, or residential buildings.

1 99.820. 1. A municipality may:

2 (1) By ordinance introduced in the governing body of the municipality within fourteen to
3 ninety days from the completion of the hearing required in section 99.825, approve redevelopment
4 plans and redevelopment projects, and designate redevelopment project areas pursuant to the notice
5 and hearing requirements of sections 99.800 to 99.865. No redevelopment project shall be approved
6 unless a redevelopment plan has been approved and a redevelopment area has been designated prior
7 to or concurrently with the approval of such redevelopment project and the area selected for the
8 redevelopment project shall include only those parcels of real property and improvements thereon
9 directly and substantially benefitted by the proposed redevelopment project improvements;

10 (2) Make and enter into all contracts necessary or incidental to the implementation and
11 furtherance of its redevelopment plan or project;

12 (3) Pursuant to a redevelopment plan, subject to any constitutional limitations, acquire by
13 purchase, donation, lease or, as part of a redevelopment project, eminent domain, own, convey, lease,
14 mortgage, or dispose of land and other property, real or personal, or rights or interests therein, and
15 grant or acquire licenses, easements and options with respect thereto, all in the manner and at such
16 price the municipality or the commission determines is reasonably necessary to achieve the
17 objectives of the redevelopment plan. No conveyance, lease, mortgage, disposition of land or other
18 property, acquired by the municipality, or agreement relating to the development of the property
19 shall be made except upon the adoption of an ordinance by the governing body of the municipality.
20 Each municipality or its commission shall establish written procedures relating to bids and proposals
21 for implementation of the redevelopment projects. Furthermore, no conveyance, lease, mortgage, or
22 other disposition of land or agreement relating to the development of property shall be made without
23 making public disclosure of the terms of the disposition and all bids and proposals made in response
24 to the municipality's request. Such procedures for obtaining such bids and proposals shall provide
25 reasonable opportunity for any person to submit alternative proposals or bids;

26 (4) Within a redevelopment area, clear any area by demolition or removal of existing
27 buildings and structures;

28 (5) Within a redevelopment area, renovate, rehabilitate, or construct any structure or
29 building;

30 (6) Install, repair, construct, reconstruct, or relocate streets, utilities, and site improvements
31 essential to the preparation of the redevelopment area for use in accordance with a redevelopment
32 plan;

33 (7) Within a redevelopment area, fix, charge, and collect fees, rents, and other charges for
34 the use of any building or property owned or leased by it or any part thereof, or facility therein;

35 (8) Accept grants, guarantees, and donations of property, labor, or other things of value from
36 a public or private source for use within a redevelopment area;

37 (9) Acquire and construct public facilities within a redevelopment area;

38 (10) Incur redevelopment costs and issue obligations;

39 (11) Make payment in lieu of taxes, or a portion thereof, to taxing districts;

40 (12) Disburse surplus funds from the special allocation fund to taxing districts as follows:

41 (a) Such surplus payments in lieu of taxes shall be distributed to taxing districts within the
42 redevelopment area which impose ad valorem taxes on a basis that is proportional to the current
43 collections of revenue which each taxing district receives from real property in the redevelopment
44 area;

45 (b) Surplus economic activity taxes shall be distributed to taxing districts in the
46 redevelopment area which impose economic activity taxes, on a basis that is proportional to the
47 amount of such economic activity taxes the taxing district would have received from the
48 redevelopment area had tax increment financing not been adopted;

1 (c) Surplus revenues, other than payments in lieu of taxes and economic activity taxes,
2 deposited in the special allocation fund, shall be distributed on a basis that is proportional to the total
3 receipt of such other revenues in such account in the year prior to disbursement;

4 (13) If any member of the governing body of the municipality, a member of a commission
5 established pursuant to subsection 2 or 3 of this section, or an employee or consultant of the
6 municipality, involved in the planning and preparation of a redevelopment plan, or redevelopment
7 project for a redevelopment area or proposed redevelopment area, owns or controls an interest, direct
8 or indirect, in any property included in any redevelopment area, or proposed redevelopment area,
9 which property is designated to be acquired or improved pursuant to a redevelopment project, he or
10 she shall disclose the same in writing to the clerk of the municipality, and shall also so disclose the
11 dates, terms, and conditions of any disposition of any such interest, which disclosures shall be
12 acknowledged by the governing body of the municipality and entered upon the minutes books of the
13 governing body of the municipality. If an individual holds such an interest, then that individual shall
14 refrain from any further official involvement in regard to such redevelopment plan, redevelopment
15 project or redevelopment area, from voting on any matter pertaining to such redevelopment plan,
16 redevelopment project or redevelopment area, or communicating with other members concerning
17 any matter pertaining to that redevelopment plan, redevelopment project or redevelopment area.
18 Furthermore, no such member or employee shall acquire any interest, direct or indirect, in any
19 property in a redevelopment area or proposed redevelopment area after either (a) such individual
20 obtains knowledge of such plan or project, or (b) first public notice of such plan, project or area
21 pursuant to section 99.830, whichever first occurs;

22 (14) Charge as a redevelopment cost the reasonable costs incurred by its clerk or other
23 official in administering the redevelopment project. The charge for the clerk's or other official's
24 costs shall be determined by the municipality based on a recommendation from the commission,
25 created pursuant to this section.

26 2. Prior to adoption of an ordinance approving the designation of a redevelopment area or
27 approving a redevelopment plan or redevelopment project, the municipality shall create a
28 commission of nine persons if the municipality is a county or a city not within a county and not a
29 first class county with a charter form of government with a population in excess of nine hundred
30 thousand, and eleven persons if the municipality is not a county and not in a first class county with a
31 charter form of government having a population of more than nine hundred thousand, and twelve
32 persons if the municipality is located in or is a first class county with a charter form of government
33 having a population of more than nine hundred thousand, to be appointed as follows:

34 (1) In all municipalities two members shall be appointed by the school boards whose districts
35 are included within the redevelopment plan or redevelopment area. Such members shall be
36 appointed in any manner agreed upon by the affected districts;

37 (2) In all municipalities one member shall be appointed, in any manner agreed upon by the
38 affected districts, to represent all other districts levying ad valorem taxes within the area selected for
39 a redevelopment project or the redevelopment area, excluding representatives of the governing body
40 of the municipality;

41 (3) In all municipalities six members shall be appointed by the chief elected officer of the
42 municipality, with the consent of the majority of the governing body of the municipality;

43 (4) In all municipalities which are not counties and not in a first class county with a charter
44 form of government having a population in excess of nine hundred thousand, two members shall be
45 appointed by the county of such municipality in the same manner as members are appointed in
46 subdivision (3) of this subsection;

47 (5) In a municipality which is a county with a charter form of government having a
48 population in excess of nine hundred thousand, three members shall be appointed by the cities in the

1 county which have tax increment financing districts in a manner in which the cities shall agree;

2 (6) In a municipality which is located in the first class county with a charter form of
3 government having a population in excess of nine hundred thousand, three members shall be
4 appointed by the county of such municipality in the same manner as members are appointed in
5 subdivision (3) of this subsection;

6 (7) At the option of the members appointed by the municipality, the members who are
7 appointed by the school boards and other taxing districts may serve on the commission for a term to
8 coincide with the length of time a redevelopment project, redevelopment plan or designation of a
9 redevelopment area is considered for approval by the commission, or for a definite term pursuant to
10 this subdivision. If the members representing school districts and other taxing districts are appointed
11 for a term coinciding with the length of time a redevelopment project, plan or area is approved, such
12 term shall terminate upon final approval of the project, plan or designation of the area by the
13 governing body of the municipality. Thereafter the commission shall consist of the six members
14 appointed by the municipality, except that members representing school boards and other taxing
15 districts shall be appointed as provided in this section prior to any amendments to any redevelopment
16 plans, redevelopment projects or designation of a redevelopment area. If any school district or other
17 taxing jurisdiction fails to appoint members of the commission within thirty days of receipt of
18 written notice of a proposed redevelopment plan, redevelopment project or designation of a
19 redevelopment area, the remaining members may proceed to exercise the power of the commission.
20 Of the members first appointed by the municipality, two shall be designated to serve for terms of two
21 years, two shall be designated to serve for a term of three years and two shall be designated to serve
22 for a term of four years from the date of such initial appointments. Thereafter, the members
23 appointed by the municipality shall serve for a term of four years, except that all vacancies shall be
24 filled for unexpired terms in the same manner as were the original appointments. Members
25 appointed by the county executive or presiding commissioner prior to August 28, 2008, shall
26 continue their service on the commission established in subsection 3 of this section without further
27 appointment unless the county executive or presiding commissioner appoints a new member or
28 members.

29 3. Beginning August 28, 2008:

30 (1) In lieu of a commission created under subsection 2 of this section, any city, town, or
31 village in a county with a charter form of government and with more than one million inhabitants, in
32 a county with a charter form of government and with more than two hundred fifty thousand but
33 fewer than three hundred fifty thousand inhabitants, or in a county of the first classification with
34 more than one hundred eighty-five thousand but fewer than two hundred thousand inhabitants shall,
35 prior to adoption of an ordinance approving the designation of a redevelopment area or approving a
36 redevelopment plan or redevelopment project, create a commission consisting of twelve persons to
37 be appointed as follows:

38 (a) Six members appointed either by the county executive or presiding commissioner;
39 notwithstanding any provision of law to the contrary, no approval by the county's governing body
40 shall be required;

41 (b) Three members appointed by the cities, towns, or villages in the county which have tax
42 increment financing districts in a manner in which the chief elected officials of such cities, towns, or
43 villages agree;

44 (c) Two members appointed by the school boards whose districts are included in the county
45 in a manner in which the school boards agree; and

46 (d) One member to represent all other districts levying ad valorem taxes in the proposed
47 redevelopment area in a manner in which all such districts agree.

48 No city, town, or village subject to this subsection shall create or maintain a commission under

1 subsection 2 of this section, except as necessary to complete a public hearing for which notice under
 2 section 99.830 has been provided prior to August 28, 2008, and to vote or make recommendations
 3 relating to redevelopment plans, redevelopment projects, or designation of redevelopment areas, or
 4 amendments thereto that were the subject of such public hearing;

5 (2) Members appointed to the commission created under this subsection, except those six
 6 members appointed by either the county executive or presiding commissioner, shall serve on the
 7 commission for a term to coincide with the length of time a redevelopment project, redevelopment
 8 plan, or designation of a redevelopment area is considered for approval by the commission. The six
 9 members appointed by either the county executive or the presiding commissioner shall serve on all
 10 such commissions until replaced. The city, town, or village that creates a commission under this
 11 subsection shall send notice thereof by certified mail to the county executive or presiding
 12 commissioner, to the school districts whose boundaries include any portion of the proposed
 13 redevelopment area, and to the other taxing districts whose boundaries include any portion of the
 14 proposed redevelopment area. The city, town, or village that creates the commission shall also be
 15 solely responsible for notifying all other cities, towns, and villages in the county that have tax
 16 increment financing districts and shall exercise all administrative functions of the commission. The
 17 school districts receiving notice from the city, town, or village shall be solely responsible for
 18 notifying the other school districts within the county of the formation of the commission. If the
 19 county, school board, or other taxing district fails to appoint members to the commission within
 20 thirty days after the city, town, or village sends the written notice, as provided herein, that it has
 21 convened such a commission or within thirty days of the expiration of any such member's term, the
 22 remaining duly appointed members of the commission may exercise the full powers of the
 23 commission.

24 4. (1) Any commission created under this section, subject to approval of the governing body
 25 of the municipality, may exercise the powers enumerated in sections 99.800 to 99.865, except final
 26 approval of plans, projects and designation of redevelopment areas. The commission shall hold
 27 public hearings and provide notice pursuant to sections 99.825 and 99.830.

28 (2) Any commission created under subsection 2 of this section shall vote on all proposed
 29 redevelopment plans, redevelopment projects and designations of redevelopment areas, and
 30 amendments thereto, within thirty days following completion of the hearing on any such plan,
 31 project or designation and shall make recommendations to the governing body within ninety days of
 32 the hearing referred to in section 99.825 concerning the adoption of or amendment to redevelopment
 33 plans and redevelopment projects and the designation of redevelopment areas. The requirements of
 34 subsection 2 of this section and this subsection shall not apply to redevelopment projects upon which
 35 the required hearings have been duly held prior to August 31, 1991.

36 (3) Any commission created under subsection 3 of this section shall, within fifteen days of
 37 the receipt of a redevelopment plan meeting the minimum requirements of section 99.810, as
 38 determined by counsel to the city, town, or village creating the commission and a request by the
 39 applicable city, town, or village for a public hearing, fix a time and place for the public hearing
 40 referred to in section 99.825. The public hearing shall be held no later than seventy-five days from
 41 the commission's receipt of such redevelopment plan and request for public hearing. The
 42 commission shall vote and make recommendations to the governing body of the city, town, or village
 43 requesting the public hearing on all proposed redevelopment plans, redevelopment projects, and
 44 designations of redevelopment areas, and amendments thereto within thirty days following the
 45 completion of the public hearing. A recommendation of approval shall only be deemed to occur if a
 46 majority of the commissioners voting on such plan, project, designation, or amendment thereto vote
 47 for approval. A tied vote shall be considered a recommendation in opposition. If the commission
 48 fails to vote within thirty days following the completion of the public hearing referred to in section

1 99.825 concerning the proposed redevelopment plan, redevelopment project, or designation of
 2 redevelopment area, or amendments thereto, such plan, project, designation, or amendment thereto
 3 shall be deemed rejected by the commission.

4 99.825. 1. Prior to the adoption of an ordinance proposing the designation of a
 5 redevelopment area, or approving a redevelopment plan or redevelopment project, the commission
 6 shall fix a time and place for a public hearing as required in subsection 4 of section 99.820 and notify
 7 each taxing district located wholly or partially within the boundaries of the proposed redevelopment
 8 area, plan or project. At the public hearing any interested person or affected taxing district may file
 9 with the commission written objections to, or comments on, and may be heard orally in respect to,
 10 any issues embodied in the notice. The commission shall hear and consider all protests, objections,
 11 comments and other evidence presented at the hearing. The hearing may be continued to another
 12 date without further notice other than a motion to be entered upon the minutes fixing the time and
 13 place of the subsequent hearing; provided, if the commission is created under subsection 3 of section
 14 99.820, the hearing shall not be continued for more than thirty days beyond the date on which it is
 15 originally opened unless such longer period is requested by the chief elected official of the
 16 municipality creating the commission and approved by a majority of the commission. Prior to the
 17 conclusion of the hearing, changes may be made in the redevelopment plan, redevelopment project,
 18 or redevelopment area, provided that each affected taxing district is given written notice of such
 19 changes at least seven days prior to the conclusion of the hearing. After the public hearing but prior
 20 to the adoption of an ordinance approving a redevelopment plan or redevelopment project, or
 21 designating a redevelopment area, changes may be made to the redevelopment plan, redevelopment
 22 projects or redevelopment areas without a further hearing, if such changes do not enlarge the exterior
 23 boundaries of the redevelopment area or areas, and do not substantially affect the general land uses
 24 established in the redevelopment plan or substantially change the nature of the redevelopment
 25 projects, provided that notice of such changes shall be given by mail to each affected taxing district
 26 and by publication in a newspaper of general circulation in the area of the proposed redevelopment
 27 not less than ten days prior to the adoption of the changes by ordinance. After the adoption of an
 28 ordinance approving a redevelopment plan or redevelopment project, or designating a redevelopment
 29 area, no ordinance shall be adopted altering the exterior boundaries, affecting the general land uses
 30 established pursuant to the redevelopment plan or changing the nature of the redevelopment project
 31 without complying with the procedures provided in this section pertaining to the initial approval of a
 32 redevelopment plan or redevelopment project and designation of a redevelopment area. Hearings
 33 with regard to a redevelopment project, redevelopment area, or redevelopment plan may be held
 34 simultaneously.

35 2. [Effective January 1, 2008,] If, after concluding the hearing required under this section,
 36 the commission makes a recommendation under section 99.820 in opposition to a proposed
 37 redevelopment plan, redevelopment project, or designation of a redevelopment area, or any
 38 amendments thereto, a municipality desiring to approve such project, plan, designation, or
 39 amendments shall do so only upon a two-thirds majority vote of the governing body of such
 40 municipality. For plans, projects, designations, or amendments approved by a municipality over the
 41 recommendation in opposition by the commission formed under subsection 3 of section 99.820 or a
 42 commission located in any county of the first classification with more than one hundred fifty
 43 thousand but fewer than two hundred thousand inhabitants, the economic activity taxes and
 44 payments in lieu of taxes generated by such plan, project, designation, or amendment shall not
 45 exceed the costs associated with those contained in subparagraph b of paragraph (c) of subdivision
 46 (15) of section 99.805 per redevelopment project.

47 3. Tax incremental financing projects within an economic development area shall apply to
 48 and fund only the following infrastructure projects: highways, roads, streets, bridges, sewers, traffic

- 1 control systems and devices, water distribution and supply systems, curbing, sidewalks and any other
- 2 similar public improvements, but in no case shall it include buildings."; and
- 3
- 4 Further amend said bill by amending the title, enacting clause, and intersectional references
- 5 accordingly.