

House \_\_\_\_\_ Amendment NO. \_\_\_\_\_

Offered By \_\_\_\_\_

1 AMEND Senate Bill No. 869, Page 1, in the Title, Line 3, by deleting all of said line and inserting  
2 in lieu thereof the words "sections relating to political subdivisions"; and  
3

4 Further amend said bill, page, Section 70.210, Line 12, by inserting after all of said section and line  
5 the following:  
6

7 "99.805. As used in sections 99.800 to 99.865, unless the context clearly requires otherwise,  
8 the following terms shall mean:

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

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

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

29 (4) "Economic activity taxes", the total additional revenue from taxes which are imposed by  
30 a municipality and other taxing districts, and which are generated by economic activities within a  
31 redevelopment area over the amount of such taxes generated by economic activities within such

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1 redevelopment area in the calendar year prior to the adoption of the ordinance designating such a  
 2 redevelopment area, while tax increment financing remains in effect, but excluding personal  
 3 property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of  
 4 hotels and motels, licenses, fees or special assessments. For redevelopment projects or  
 5 redevelopment plans approved after December 23, 1997, if a retail establishment relocates within  
 6 one year from one facility to another facility within the same county and the governing body of the  
 7 municipality finds that the relocation is a direct beneficiary of tax increment financing, then for  
 8 purposes of this definition, the economic activity taxes generated by the retail establishment shall  
 9 equal the total additional revenues from economic activity taxes which are imposed by a  
 10 municipality or other taxing district over the amount of economic activity taxes generated by the  
 11 retail establishment in the calendar year prior to its relocation to the redevelopment area;

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

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

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

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

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

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

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

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

40 (10) "Ordinance", an ordinance enacted by the governing body of a city, town, or village or  
 41 a county or an order of the governing body of a county whose governing body is not authorized to

1 enact ordinances;

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

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

15 (13) "Redevelopment plan", the comprehensive program of a municipality for  
16 redevelopment intended by the payment of redevelopment costs to reduce or eliminate those  
17 conditions, the existence of which qualified the redevelopment area as a blighted area, conservation  
18 area, economic development area, or combination thereof, and to thereby enhance the tax bases of  
19 the taxing districts which extend into the redevelopment area. Each redevelopment plan shall  
20 conform to the requirements of section 99.810;

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

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

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

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

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

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

35 b. Demolition of buildings[,]; and

36 c. The clearing and grading of land;

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

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

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

41 (g) Financing costs, including, but not limited to, all necessary and incidental expenses

1 related to the issuance of obligations, and which may include payment of interest on any obligations  
2 issued pursuant to sections 99.800 to 99.865 accruing during the estimated period of construction of  
3 any redevelopment project for which such obligations are issued and for not more than eighteen  
4 months thereafter, and including reasonable reserves related thereto;

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

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

11 (j) Payments in lieu of taxes;

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

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

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

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

23 99.820. 1. A municipality may:

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

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

34 (3) Pursuant to a redevelopment plan, subject to any constitutional limitations, acquire by  
35 purchase, donation, lease or, as part of a redevelopment project, eminent domain, own, convey,  
36 lease, mortgage, or dispose of land and other property, real or personal, or rights or interests therein,  
37 and grant or acquire licenses, easements and options with respect thereto, all in the manner and at  
38 such price the municipality or the commission determines is reasonably necessary to achieve the  
39 objectives of the redevelopment plan. No conveyance, lease, mortgage, disposition of land or other  
40 property, acquired by the municipality, or agreement relating to the development of the property  
41 shall be made except upon the adoption of an ordinance by the governing body of the municipality.

1 Each municipality or its commission shall establish written procedures relating to bids and proposals  
2 for implementation of the redevelopment projects. Furthermore, no conveyance, lease, mortgage, or  
3 other disposition of land or agreement relating to the development of property shall be made  
4 without making public disclosure of the terms of the disposition and all bids and proposals made in  
5 response to the municipality's request. Such procedures for obtaining such bids and proposals shall  
6 provide reasonable opportunity for any person to submit alternative proposals or bids;

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

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

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

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

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

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

19 (10) Incur redevelopment costs and issue obligations;

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

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

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

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

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

33 (13) If any member of the governing body of the municipality, a member of a commission  
34 established pursuant to subsection 2 or 3 of this section, or an employee or consultant of the  
35 municipality, involved in the planning and preparation of a redevelopment plan, or redevelopment  
36 project for a redevelopment area or proposed redevelopment area, owns or controls an interest,  
37 direct or indirect, in any property included in any redevelopment area, or proposed redevelopment  
38 area, which property is designated to be acquired or improved pursuant to a redevelopment project,  
39 he or she shall disclose the same in writing to the clerk of the municipality, and shall also so disclose  
40 the dates, terms, and conditions of any disposition of any such interest, which disclosures shall be  
41 acknowledged by the governing body of the municipality and entered upon the minutes books of the

governing body of the municipality. If an individual holds such an interest, then that individual shall refrain from any further official involvement in regard to such redevelopment plan, redevelopment project or redevelopment area, from voting on any matter pertaining to such redevelopment plan, redevelopment project or redevelopment area, or communicating with other members concerning any matter pertaining to that redevelopment plan, redevelopment project or redevelopment area. Furthermore, no such member or employee shall acquire any interest, direct or indirect, in any property in a redevelopment area or proposed redevelopment area after either (a) such individual obtains knowledge of such plan or project, or (b) first public notice of such plan, project or area pursuant to section 99.830, whichever first occurs;

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

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

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

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

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

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

(5) In a municipality which is a county with a charter form of government having a population in excess of nine hundred thousand, three members shall be appointed by the cities in the county which have tax increment financing districts in a manner in which the cities shall agree;

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

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

3. Beginning August 28, 2008:

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

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

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

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

(d) One member to represent all other districts levying ad valorem taxes in the proposed

1 redevelopment area in a manner in which all such districts agree.

2 No city, town, or village subject to this subsection shall create or maintain a commission under  
3 subsection 2 of this section, except as necessary to complete a public hearing for which notice under  
4 section 99.830 has been provided prior to August 28, 2008, and to vote or make recommendations  
5 relating to redevelopment plans, redevelopment projects, or designation of redevelopment areas, or  
6 amendments thereto that were the subject of such public hearing;

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

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

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

38 (3) Any commission created under subsection 3 of this section shall, within fifteen days of  
39 the receipt of a redevelopment plan meeting the minimum requirements of section 99.810, as  
40 determined by counsel to the city, town, or village creating the commission and a request by the  
41 applicable city, town, or village for a public hearing, fix a time and place for the public hearing

1 referred to in section 99.825. The public hearing shall be held no later than seventy-five days from  
2 the commission's receipt of such redevelopment plan and request for public hearing. The  
3 commission shall vote and make recommendations to the governing body of the city, town, or  
4 village requesting the public hearing on all proposed redevelopment plans, redevelopment projects,  
5 and designations of redevelopment areas, and amendments thereto within thirty days following the  
6 completion of the public hearing. A recommendation of approval shall only be deemed to occur if a  
7 majority of the commissioners voting on such plan, project, designation, or amendment thereto vote  
8 for approval. A tied vote shall be considered a recommendation in opposition. If the commission  
9 fails to vote within thirty days following the completion of the public hearing referred to in section  
10 99.825 concerning the proposed redevelopment plan, redevelopment project, or designation of  
11 redevelopment area, or amendments thereto, such plan, project, designation, or amendment thereto  
12 shall be deemed rejected by the commission.

13 5. It shall be the policy of the state that each redevelopment plan or project of a  
14 municipality be carried out with full transparency to the public. The records of the tax increment  
15 financing commission including, but not limited to, commission votes and actions, meeting minutes,  
16 summaries of witness testimony, data, and reports submitted to the commission, shall be retained by  
17 the governing body of the municipality that created the commission and shall be made available to  
18 the public in accordance with chapter 610.

19 99.825. 1. Prior to the adoption of an ordinance proposing the designation of a  
20 redevelopment area, or approving a redevelopment plan or redevelopment project, the commission  
21 shall fix a time and place for a public hearing as required in subsection 4 of section 99.820 and  
22 notify each taxing district located wholly or partially within the boundaries of the proposed  
23 redevelopment area, plan or project. At the public hearing any interested person or affected taxing  
24 district may file with the commission written objections to, or comments on, and may be heard  
25 orally in respect to, any issues embodied in the notice. The commission shall hear and consider all  
26 protests, objections, comments and other evidence presented at the hearing. The hearing may be  
27 continued to another date without further notice other than a motion to be entered upon the minutes  
28 fixing the time and place of the subsequent hearing; provided, if the commission is created under  
29 subsection 3 of section 99.820, the hearing shall not be continued for more than thirty days beyond  
30 the date on which it is originally opened unless such longer period is requested by the chief elected  
31 official of the municipality creating the commission and approved by a majority of the commission.  
32 Prior to the conclusion of the hearing, changes may be made in the redevelopment plan,  
33 redevelopment project, or redevelopment area, provided that each affected taxing district is given  
34 written notice of such changes at least seven days prior to the conclusion of the hearing. After the  
35 public hearing but prior to the adoption of an ordinance approving a redevelopment plan or  
36 redevelopment project, or designating a redevelopment area, changes may be made to the  
37 redevelopment plan, redevelopment projects or redevelopment areas without a further hearing, if  
38 such changes do not enlarge the exterior boundaries of the redevelopment area or areas, and do not  
39 substantially affect the general land uses established in the redevelopment plan or substantially  
40 change the nature of the redevelopment projects, provided that notice of such changes shall be given  
41 by mail to each affected taxing district and by publication in a newspaper of general circulation in

1 the area of the proposed redevelopment not less than ten days prior to the adoption of the changes  
2 by ordinance. After the adoption of an ordinance approving a redevelopment plan or redevelopment  
3 project, or designating a redevelopment area, no ordinance shall be adopted altering the exterior  
4 boundaries, affecting the general land uses established pursuant to the redevelopment plan or  
5 changing the nature of the redevelopment project without complying with the procedures provided  
6 in this section pertaining to the initial approval of a redevelopment plan or redevelopment project  
7 and designation of a redevelopment area. Hearings with regard to a redevelopment project,  
8 redevelopment area, or redevelopment plan may be held simultaneously.

9 2. [Effective January 1, 2008,] If, after concluding the hearing required under this section,  
10 the commission makes a recommendation under section 99.820 in opposition to a proposed  
11 redevelopment plan, redevelopment project, or designation of a redevelopment area, or any  
12 amendments thereto, a municipality desiring to approve such project, plan, designation, or  
13 amendments shall do so only upon a two-thirds majority vote of the governing body of such  
14 municipality. For plans, projects, designations, or amendments approved by a municipality over the  
15 recommendation in opposition by the commission formed under subsection 3 of section 99.820, the  
16 economic activity taxes and payments in lieu of taxes generated by such plan, project, designation,  
17 or amendment shall be restricted to paying only those redevelopment project costs contained in  
18 subparagraphs b and c of paragraph (c) of subdivision (15) of section 99.805 per redevelopment  
19 project.

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

24  
25 Further amend said bill by amending the title, enacting clause, and intersectional references  
26 accordingly.