

House _____ Amendment NO. _____

Offered By _____

1 AMEND House Committee Substitute for Senate Bill No. 114, Page 5, Section 67.405, Line 17, by
2 inserting immediately after all of said section and line the following:

3
4 "67.1431. 1. Within a reasonable time, not to exceed forty-five days, after the receipt of the
5 verified petition from the municipal clerk, the governing body shall hold or cause to be held a
6 public hearing on the establishment of the proposed district and shall give notice of the public
7 hearing in the manner provided in subsection 3 of this section. All reasonable protests, objections
8 and endorsements shall be heard at the public hearing.

9 2. The public hearing may be continued to another date without further notice other than a
10 motion to be entered on the minutes fixing the date, time and place of the continuance of the public
11 hearing.

12 3. Notice of the public hearing shall be given by publication and mailing. Notice by
13 publication shall be given by publication in a newspaper of general circulation within the
14 municipality once a week for two consecutive weeks prior to the week of the public hearing. Notice
15 by mail shall be given not less than fifteen days prior to the public hearing by sending the notice via
16 registered or certified United States mail with a return receipt attached to the address of record of
17 each owner of record of real property within the boundaries of the proposed district. The published
18 and mailed notices shall include the following:

19 (1) The date, time and place of the public hearing;

20 (2) A statement that a petition for the establishment of a district has been filed with the
21 municipal clerk;

22 (3) The boundaries of the proposed district by street location, or other readily identifiable
23 means if no street location exists; and a map illustrating the proposed boundaries;

24 (4) A statement that a copy of the petition is available for review at the office of the
25 municipal clerk during regular business hours; and

26 (5) A statement that all interested persons shall be given an opportunity to be heard at the
27 public hearing.

28 4. In addition to a public hearing, the governing body of a city, town, or village shall, for a
29 thirty-day period, establish a forum for the public to comment on the proposed district. The forum
30 may be digital, physical, or both. Comments shall be recorded and delivered to the governing body
31 before the governing body votes on the proposed district.

32 5. A city, town, or village shall post the following information on its official internet
33 website accessible by the public:

34 (1) The boundaries of the proposed district by street location, or other readily identifiable
35 means if no street location exists, and a map illustrating the proposed boundaries;

36 (2) The date, time, and place of the public hearing;

Action Taken _____ Date _____

1 (3) A statement that a copy of the petition is available for review at the office of the
 2 municipal clerk during regular business hours; and

3 (4) A statement that all interested persons shall be given an opportunity to be heard at the
 4 public hearing."; and

5
 6 Further amend said bill, Page 16, Section 94.903, Line 97, by inserting immediately after all of said
 7 section and line the following:

8
 9 "99.825. 1. (1) Prior to the adoption of an ordinance proposing the designation of a
 10 redevelopment area, or approving a redevelopment plan or redevelopment project, the commission
 11 shall fix a time and place for a public hearing as required in subsection 4 of section 99.820 and
 12 notify each taxing district located wholly or partially within the boundaries of the proposed
 13 redevelopment area, plan or project.

14 (2) At the public hearing any interested person or affected taxing district may file with the
 15 commission written objections to, or comments on, and may be heard orally in respect to, any issues
 16 embodied in the notice. The commission shall hear and consider all protests, objections, comments
 17 and other evidence presented at the hearing. The hearing may be continued to another date without
 18 further notice other than a motion to be entered upon the minutes fixing the time and place of the
 19 subsequent hearing; provided, if the commission is created under subsection 3 of section 99.820, the
 20 hearing shall not be continued for more than thirty days beyond the date on which it is originally
 21 opened unless such longer period is requested by the chief elected official of the municipality
 22 creating the commission and approved by a majority of the commission.

23 (3) Prior to the conclusion of the hearing, changes may be made in the redevelopment plan,
 24 redevelopment project, or redevelopment area, provided that each affected taxing district is given
 25 written notice of such changes at least seven days prior to the conclusion of the hearing. After the
 26 public hearing but prior to the adoption of an ordinance approving a redevelopment plan or
 27 redevelopment project, or designating a redevelopment area, changes may be made to the
 28 redevelopment plan, redevelopment projects or redevelopment areas without a further hearing, if
 29 such changes do not enlarge the exterior boundaries of the redevelopment area or areas, and do not
 30 substantially affect the general land uses established in the redevelopment plan or substantially
 31 change the nature of the redevelopment projects, provided that notice of such changes shall be given
 32 by mail to each affected taxing district and by publication in a newspaper of general circulation in
 33 the area of the proposed redevelopment not less than ten days prior to the adoption of the changes
 34 by ordinance.

35 (4) After the adoption of an ordinance approving a redevelopment plan or redevelopment
 36 project, or designating a redevelopment area, no ordinance shall be adopted altering the exterior
 37 boundaries, affecting the general land uses established pursuant to the redevelopment plan or
 38 changing the nature of the redevelopment project without complying with the procedures provided
 39 in this section pertaining to the initial approval of a redevelopment plan or redevelopment project
 40 and designation of a redevelopment area.

41 (5) Hearings with regard to a redevelopment project, redevelopment area, or redevelopment
 42 plan may be held simultaneously.

43 (6) Notwithstanding any other provision of law to the contrary, in addition to a public
 44 hearing, the governing body of a city, town, or village shall, for a thirty-day period, establish a
 45 forum for the public to comment on the proposed district. The forum may be digital, physical, or
 46 both. Comments shall be recorded and delivered to the governing body before the governing body
 47 votes on the proposed district.

48 (7) A city, town, or village shall post the following information on its official internet

1 website accessible by the public:

2 (a) The boundaries of the proposed district by street location, or other readily identifiable
3 means if no street location exists, and a map illustrating the proposed boundaries;

4 (b) The date, time, and place of the public hearing;

5 (c) A statement that a copy of the petition is available for review at the office of the
6 municipal clerk during regular business hours; and

7 (d) A statement that all interested persons shall be given an opportunity to be heard at the
8 public hearing.

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

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

24 Further amend said bill by amending the title, enacting clause, and intersectional references
25 accordingly.
26
27