

House _____ Amendment NO. _____

Offered By

1 AMEND Senate Substitute for Senate Bill No. 22, Page 1, Section A, Line 4, by inserting after all of
2 said section and line the following:

3
4 "67.1401. 1. Sections 67.1401 to 67.1571 shall be known and may be cited as the
5 "Community Improvement District Act".

6 2. For the purposes of sections 67.1401 to 67.1571, the following words and terms mean:

7 (1) "Approval" or "approve", for purposes of elections pursuant to sections 67.1401 to
8 67.1571, a simple majority of those qualified voters voting in the election;

9 (2) "Assessed value", the assessed value of real property as reflected on the tax records of
10 the county clerk of the county in which the property is located, or the collector of revenue if the
11 property is located in a city not within a county, as of the last completed assessment;

12 (3) "Blighted area", ~~[an area which:~~

13 ~~—— (a) By reason of the predominance of defective or inadequate street layout, insanitary or~~
14 ~~unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or~~
15 ~~the existence of conditions which endanger life or property by fire and other causes, or any~~
16 ~~combination of such factors, retards the provision of housing accommodations or constitutes an~~
17 ~~economic or social liability or a menace to the public health, safety, morals or welfare in its present~~
18 ~~condition and use; or~~

19 ~~—— (b) Has been declared blighted or found to be a blighted area pursuant to Missouri law~~
20 ~~including, but not limited to, chapter 353, sections 99.800 to 99.865, or sections 99.300 to 99.715]~~
21 ~~the same meaning as defined pursuant to section 99.805;~~

22 (4) "Board", if the district is a political subdivision, the board of directors of the district, or
23 if the district is a not-for-profit corporation, the board of directors of such corporation;

24 (5) "Director of revenue", the director of the department of revenue of the state of Missouri;

25 (6) "District", a community improvement district, established pursuant to sections 67.1401
26 to 67.1571;

27 (7) "Election authority", the election authority having jurisdiction over the area in which the
28 boundaries of the district are located pursuant to chapter 115;

29 (8) "Municipal clerk", the clerk of the municipality;

30 (9) "Municipality", any city, village, incorporated town, or county of this state, or in any
31 unincorporated area that is located in any county with a charter form of government and with more
32 than one million inhabitants;

33 (10) "Obligations", bonds, loans, debentures, notes, special certificates, or other evidences
34 of indebtedness issued by a district to carry out any of its powers, duties or purposes or to refund
35 outstanding obligations;

36 (11) "Owner", for real property, the individual or individuals or entity or entities who own a

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1 fee interest in real property that is located within the district or their legally authorized
 2 representative; for business organizations and other entities, the owner shall be deemed to be the
 3 individual which is legally authorized to represent the entity in regard to the district;

4 (12) "Per capita", one head count applied to each individual, entity or group of individuals
 5 or entities having fee ownership of real property within the district whether such individual, entity
 6 or group owns one or more parcels of real property in the district as joint tenants, tenants in
 7 common, tenants by the entirety, tenants in partnership, except that with respect to a condominium
 8 created under sections 448.1-101 to 448.4-120, "per capita" means one head count applied to the
 9 applicable unit owners' association and not to each unit owner;

10 (13) "Petition", a petition to establish a district as it may be amended in accordance with the
 11 requirements of section 67.1421;

12 (14) "Qualified voters",

13 (a) For purposes of elections for approval of real property taxes:

14 a. Registered voters; or

15 b. If no registered voters reside in the district, the owners of one or more parcels of real
 16 property which is to be subject to such real property taxes and is located within the district per the
 17 tax records for real property of the county clerk, or the collector of revenue if the district is located
 18 in a city not within a county, as of the thirtieth day prior to the date of the applicable election;

19 (b) For purposes of elections for approval of business license taxes or sales taxes:

20 a. Registered voters; or

21 b. If no registered voters reside in the district, the owners of one or more parcels of real
 22 property located within the district per the tax records for real property of the county clerk as of the
 23 thirtieth day before the date of the applicable election; and

24 (c) For purposes of the election of directors of the board, registered voters and owners of
 25 real property which is not exempt from assessment or levy of taxes by the district and which is
 26 located within the district per the tax records for real property of the county clerk, or the collector of
 27 revenue if the district is located in a city not within a county, of the thirtieth day prior to the date of
 28 the applicable election; and

29 (15) "Registered voters", persons who reside within the district and who are qualified and
 30 registered to vote pursuant to chapter 115, pursuant to the records of the election authority as of the
 31 thirtieth day prior to the date of the applicable election.

32 99.020. The following terms, wherever used or referred to in sections 99.010 to 99.230,
 33 shall have the following respective meanings unless a different meaning clearly appears from the
 34 context:

35 (1) "Area of operation", in the case of a housing authority of a city, shall include such city;
 36 in the case of a housing authority of a county, shall include all of the county except that portion
 37 which lies within the territorial boundaries of any city as herein defined;

38 (2) "Authority" or "housing authority" shall mean any of the municipal corporations created
 39 by section 99.040;

40 (3) "Blighted" [~~shall mean any area where dwellings predominate which, by reason of~~
 41 ~~dilapidation, overcrowding, lack of ventilation, light or sanitary facilities or any combination of~~
 42 ~~these factors are detrimental to safety, health and morals~~], the same meaning as defined pursuant to
 43 section 99.805;

44 (4) "Bonds" shall mean any bonds, notes, interim certificates, debentures, or other
 45 obligations issued by the authority pursuant to this chapter;

46 (5) "City" shall mean any city, town or village in the state;

47 (6) "The city" shall mean the particular city for which a particular housing authority is
 48 created;

49 (7) "Clerk" shall mean the clerk of the city or the clerk of the county commission, as the

1 case may be, or the officer charged with the duties customarily imposed on such clerk;

2 (8) "County" shall mean any county in the state;

3 (9) "The county" shall mean the particular county for which a particular housing authority is
4 created;

5 (10) "Federal government" shall include the United States of America, the United States
6 Department of Housing and Urban Development or any other agency or instrumentality, corporate
7 or otherwise, of the United States of America;

8 (11) "Governing body" shall mean, in the case of a city, the city council, common council,
9 board of aldermen or other legislative body of the city, and in the case of a county, the county
10 commission or other legislative body of the county;

11 (12) "Housing project" shall mean any work or undertaking, whether in a blighted or other
12 area:

13 (a) To demolish, clear or remove buildings. Such work or undertaking may include the
14 adaptation of such area to public purposes, including parks or other recreation or community
15 purposes; or

16 (b) To provide decent, safe and sanitary urban or rural dwellings, apartments or other living
17 accommodations for persons of very low and lower income. Such work or undertaking may include
18 buildings, land, equipment, facilities and other real or personal property for necessary, convenient or
19 desirable appurtenances, streets, sewers, water service, site preparation, gardening, administrative,
20 community, health, welfare or other purposes. Such work or undertaking may also include housing,
21 for persons of moderate income, offices, stores, solar energy access, parks, and recreational and
22 educational facilities, provided that such activities be undertaken only in conjunction with the
23 provision of housing for persons of very low and lower income, and provided further that any profit
24 of the authority shall be distributed as provided in subsection 3 of section 99.080; or

25 (c) To accomplish a combination of the foregoing. The term "housing project" also may be
26 applied to the planning of the buildings and improvements, the acquisition of property; the
27 demolition of existing structures, the construction, reconstruction, alteration and repair of the
28 improvements and all other work in connection therewith;

29 (d) In the planning and carrying out of any housing project owned and operated by a
30 housing authority, a housing authority shall establish procedures for allocating any training and
31 employment opportunities which may arise from such activity to qualified persons of very low and
32 lower income who have been unemployed for one year or more and reside within the area of
33 operation of the housing authority;

34 (13) "Mayor" shall mean the elected mayor of the city or the elected officer thereof charged
35 with duties customarily imposed on the mayor or executive head of the city;

36 (14) "Obligee of the authority" or "obligee" shall include any bondholder, trustee or trustees
37 for any bondholders, or lessor demising to the authority property used in connection with a housing
38 project, or any assignee or assignees of such lessor's interest or any part thereof, and the federal
39 government when it is a party to any contract with the authority;

40 (15) "Persons of very low income" means those persons or families whose annual income
41 does not exceed fifty percent of the median income for the area. "Persons of lower income" means
42 those persons or families whose annual income is greater than fifty but does not exceed eighty
43 percent of the median income for the area. "Persons of moderate income" means those persons or
44 families whose annual income is greater than eighty but does not exceed one hundred and fifty
45 percent of the median income for the area. For purposes of this subdivision, median income for the
46 area shall be determined in accordance with section 1437a, Title 42, United States Code, including
47 any amendments thereto. Any and all references to "persons of low income" in this chapter shall
48 mean persons of very low, lower or moderate income as defined herein;

49 (16) "Profit" shall mean the difference between gross revenues and necessary and ordinary

1 business expenses, including debt service, if any;

2 (17) "Real property" shall include all lands, including improvements and fixtures thereon,
3 and property of any nature appurtenant thereto, or used in connection therewith, and every estate,
4 interest and right, legal or equitable, therein, including terms for years and liens by way of
5 judgment, mortgage or otherwise and the indebtedness secured by such liens.

6 99.320. As used in this law, the following terms mean:

7 (1) "Area of operation", in the case of a municipality, the area within the municipality
8 except that the area of operation of a municipality under this law shall not include any area which
9 lies within the territorial boundaries of another municipality unless a resolution has been adopted by
10 the governing body of the other municipality declaring a need therefor; and in the case of a county,
11 the area within the county, except that the area of operation in such case shall not include any area
12 which lies within the territorial boundaries of a municipality unless a resolution has been adopted by
13 the governing body of the municipality declaring a need therefor; and in the case of a regional
14 authority, the area within the communities for which the regional authority is created, except that a
15 regional authority shall not undertake a land clearance project within the territorial boundaries of
16 any municipality unless a resolution has been adopted by the governing body of the municipality
17 declaring that there is a need for the regional authority to undertake the land clearance project within
18 such municipality; no authority shall operate in any area of operation in which another authority
19 already established is undertaking or carrying out a land clearance project without the consent, by
20 resolution, of the other authority;

21 (2) "Authority" or "land clearance for redevelopment authority", a public body corporate
22 and politic created by or pursuant to section 99.330 or any other public body exercising the powers,
23 rights and duties of such an authority;

24 (3) "Blighted area", ~~[an area which, by reason of the predominance of defective or~~
25 ~~inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements,~~
26 ~~improper subdivision or obsolete platting, or the existence of conditions which endanger life or~~
27 ~~property by fire and other causes, or any combination of such factors, retards the provision of~~
28 ~~housing accommodations or constitutes an economic or social liability or a menace to the public~~
29 ~~health, safety, morals, or welfare in its present condition and use]~~ the same meaning as defined
30 pursuant to section 99.805;

31 (4) "Bond", any bonds, including refunding bonds, notes, interim certificates, debentures, or
32 other obligations issued by an authority pursuant to this law;

33 (5) "Clerk", the clerk or other official of the municipality or county who is the custodian of
34 the official records of the municipality or county;

35 (6) "Community", any county or municipality except that such term shall not include any
36 municipality containing less than seventy-five thousand inhabitants until the governing body thereof
37 shall have submitted the proposition of accepting the provisions of this law to the qualified voters
38 therein at an election called and held as provided by law for the incurring of indebtedness by such
39 municipality, and a majority of the voters voting at the election shall have voted in favor of such
40 proposition;

41 (7) "Federal government", the United States of America or any agency or instrumentality,
42 corporate or otherwise, of the United States of America;

43 (8) "Governing body", the city council, common council, board of aldermen or other
44 legislative body charged with governing the municipality or the county commission or other
45 legislative body charged with governing the county;

46 (9) "Insanitary area", an area in which there is a predominance of buildings and
47 improvements which, by reason of dilapidation, deterioration, age or obsolescence, inadequate
48 provision for ventilation, light, air sanitation or open spaces, high density of population and
49 overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life

1 or property by fire and other causes, or any combination of such factors, is conducive to ill health,
 2 transmission of disease, infant mortality, juvenile delinquency and crime or constitutes an economic
 3 or social liability and is detrimental to the public health, safety, morals, or welfare;

4 (10) "Land clearance project", any work or undertaking:

5 (a) To acquire blighted, or insanitary areas or portions thereof, including lands, structures, or
 6 improvements the acquisition of which is necessary or incidental to the proper clearance,
 7 development or redevelopment of the blighted or insanitary areas or to the prevention of the spread
 8 or recurrence of substandard or insanitary conditions or conditions of blight;

9 (b) To clear any such areas by demolition or removal of existing buildings, structures,
 10 streets, utilities or other improvements thereon and to install, construct or reconstruct streets,
 11 utilities, and site improvements essential to the preparation of sites for uses in accordance with a
 12 redevelopment plan;

13 (c) To sell, lease or otherwise make available land in such areas for residential, recreational,
 14 commercial, industrial or other use or for public use or to retain such land for public use, in
 15 accordance with a redevelopment plan;

16 (d) To develop, construct, reconstruct, rehabilitate, repair or improve residences, houses,
 17 buildings, structures and other facilities;

18 (e) The term "land clearance project" may also include the preparation of a redevelopment
 19 plan, the planning, survey and other work incident to a land clearance project and the preparation of
 20 all plans and arrangements for carrying out a land clearance project and wherever the words "land
 21 clearance project" are used in this law, they shall also mean and include the words "urban renewal
 22 project" as defined in this section;

23 (11) "Mayor", the elected mayor of the city or the elected officer having the duties
 24 customarily imposed upon the mayor of the city or the executive head of a county;

25 (12) "Municipality", any incorporated city, town or village in the state;

26 (13) "Obligee", any bondholders, agents or trustees for any bondholders, lessor demising to
 27 the authority property used in connection with land clearance project, or any assignee or assignees
 28 of the lessor's interest or any part thereof, and the federal government when it is a party to any
 29 contract with the authority;

30 (14) "Person", any individual, firm, partnership, corporation, company, association, joint
 31 stock association, or body politic; and shall include any trustee, receiver, assignee, or other similar
 32 representative thereof;

33 (15) "Public body", the state or any municipality, county, township, board, commission,
 34 authority, district, or any other subdivision of the state;

35 (16) "Real property", all lands, including improvements and fixtures thereon, and property
 36 of any nature appurtenant thereto, or used in connection therewith, and every estate, interest and
 37 right, legal or equitable, therein, including terms for years and liens by way of judgment, mortgage
 38 or otherwise and the indebtedness secured by such liens;

39 (17) "Redeveloper", any person, partnership, or public or private corporation or agency
 40 which enters or proposes to enter into a redevelopment or rehabilitation or renewal contract;

41 (18) "Redevelopment contract", a contract entered into between an authority and
 42 redeveloper for the redevelopment, rehabilitation or renewal of an area in conformity with a
 43 redevelopment plan or an urban renewal plan;

44 (19) "Redevelopment", the process of undertaking and carrying out a redevelopment plan or
 45 urban renewal plan;

46 (20) "Redevelopment plan", a plan other than a preliminary or tentative plan for the
 47 acquisition, clearance, reconstruction, rehabilitation, renewal or future use of a land clearance
 48 project area, and shall be sufficiently complete to comply with subdivision (4) of section 99.430 and
 49 shall be in compliance with a "workable program" for the city as a whole and wherever used in

1 sections 99.300 to 99.660 the words "redevelopment plan" shall also mean and include "urban
2 renewal plan" as defined in this section;

3 (21) "Urban renewal plan", a plan as it exists from time to time, for an urban renewal
4 project, which plan shall conform to the general plan for the municipality as a whole; and shall be
5 sufficiently complete to indicate such land acquisition, demolition and removal of structures,
6 redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the area of
7 the urban renewal project, zoning and planning changes, if any, land uses, maximum densities,
8 building requirements, and the relationship of the plan to definite local objectives respecting
9 appropriate land uses, improved traffic, public transportation, public utilities, recreational and
10 community facilities, and other public improvements; an urban renewal plan shall be prepared and
11 approved pursuant to the same procedure as provided with respect to a redevelopment plan;

12 (22) "Urban renewal project", any surveys, plans, undertakings and activities for the
13 elimination and for the prevention of the spread or development of insanitary, blighted, deteriorated
14 or deteriorating areas and may involve any work or undertaking for such purpose constituting a land
15 clearance project or any rehabilitation or conservation work, or any combination of such
16 undertaking or work in accordance with an urban renewal project; for this purpose, "rehabilitation or
17 conservation work" may include:

18 (a) Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of
19 buildings or other improvements;

20 (b) Acquisition of real property and demolition, removal or rehabilitation of buildings and
21 improvements thereon where necessary to eliminate unhealthful, insanitary or unsafe conditions,
22 lessen density, eliminate uneconomic, obsolete or other uses detrimental to the public welfare, or to
23 otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed
24 public facilities;

25 (c) To develop, construct, reconstruct, rehabilitate, repair or improve residences, houses,
26 buildings, structures and other facilities;

27 (d) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and
28 other improvements necessary for carrying out the objectives of the urban renewal project; and

29 (e) The disposition, for uses in accordance with the objectives of the urban renewal project,
30 of any property or part thereof acquired in the area of the project; but such disposition shall be in the
31 manner prescribed in this law for the disposition of property in a land clearance project area;

32 (23) "Workable program", an official plan of action, as it exists from time to time, for
33 effectively dealing with the problem in insanitary, blighted, deteriorated or deteriorating areas within
34 the community and for the establishment and preservation of a well-planned community with well-
35 organized residential neighborhoods of decent homes and suitable living environment for adequate
36 family life, for utilizing appropriate private and public resources to eliminate and prevent the
37 development or spread of insanitary, blighted, deteriorated or deteriorating areas, to encourage
38 needed urban rehabilitation, to provide for the redevelopment of blighted, insanitary, deteriorated
39 and deteriorating areas, or to undertake such of the aforesaid activities or other feasible community
40 activities as may be suitably employed to achieve the objectives of such a program."; and
41

42 Further amend said bill and page, Section 99.805, line 5, by deleting the phrase: "defective or
43 inadequate street layout," and inserting in lieu thereof the words "[~~defective or inadequate street~~
44 layout,]"; and
45

46 Further amend said bill, page, and section, Line 13, by inserting immediately after "use" the
47 following: "and, for areas located in a city not within a county which are located in a census tract
48 that is defined as a low-income community pursuant to 26 U.S.C. Section 45D(e) or is eligible to be
49 designated as a qualified opportunity zone pursuant to 26 U.S.C. Section 1400Z-1"; and

1
2 Further amend said bill, Page 21, Section 99.820, line 327, by inserting after all of said line the
3 following:

4 "99.821. Notwithstanding any provision of sections 99.800 to 99.865 to the contrary,
5 redevelopment plans approved or amended after December 31, 2021, by a city not within a county
6 may provide for the deposit of up to ten percent of the tax increment financing revenues generated
7 pursuant to section 99.845 into a strategic infrastructure for economic growth fund established by
8 such city in lieu of deposit into the special allocation fund. Moneys deposited into the strategic
9 infrastructure for economic growth fund pursuant to this section may be expended by the city
10 establishing such fund for the purpose of funding capital investments in public infrastructure that the
11 governing body of such city has determined to be in a census tract that is defined as a low-income
12 community pursuant to 26 U.S.C. Section 45D(e) or is eligible to be designated as a qualified
13 opportunity zone pursuant to 26 U.S.C. Section 1400Z-1."; and

14
15 Further amend said bill, Page 22, Section 99.847, Line 2, by inserting immediately after "contrary,"
16 the following: "for all years ending on or before December 31, 2021,"; and

17
18 Further amend said bill, page, and section, Lines 5-12, by deleting all of said lines and inserting in
19 lieu thereof the following:

20
21 "Emergency Management Agency and which is located in or partly within a county with a
22 charter form of government with greater than two hundred fifty thousand inhabitants but fewer than
23 three hundred thousand inhabitants, unless the redevelopment area actually abuts a river or a major
24 waterway and is substantially surrounded by contiguous properties with residential, industrial, or
25 commercial zoning classifications. Notwithstanding the provisions of sections 99.800 to 99.865 to
26 the contrary, for all years beginning on or after January 1, 2022, no new tax increment financing
27 project shall be authorized in any area which is within an area designated as flood plain by the
28 Federal Emergency Management Agency unless such project is located in:"; and

29
30 Further amend said bill and section, page 23, lines 34-38, by striking all of said lines and inserting in
31 lieu thereof the following:

32 "(7) A home rule city with more than forty-one thousand but fewer than forty-seven
33 thousand inhabitants and partially located in any county of the first classification with more than
34 seventy thousand but fewer than eighty-three thousand inhabitants;"; and

35
36 Further amend said bill, Page 26, Section 99.848, Line 59, by inserting after all of said line the
37 following:

38
39 "99.918. As used in sections 99.915 to 99.980, unless the context clearly requires otherwise,
40 the following terms shall mean:

41 (1) "Authority", the downtown economic stimulus authority for a municipality, created
42 pursuant to section 99.921;

43 (2) "Baseline year", the calendar year prior to the adoption of an ordinance by the
44 municipality approving a development project; provided, however, if economic activity taxes or
45 state sales tax revenues, from businesses other than any out-of-state business or businesses locating
46 in the development project area, decrease in the development project area in the year following the
47 year in which the ordinance approving a development project is approved by a municipality, the
48 baseline year may, at the option of the municipality approving the development project, be the year
49 following the year of the adoption of the ordinance approving the development project. When a

1 development project area is located within a county for which public and individual assistance has
 2 been requested by the governor pursuant to Section 401 of the Robert T. Stafford Disaster Relief and
 3 Emergency Assistance Act, 42 U.S.C. 5121, et seq., for an emergency proclaimed by the governor
 4 pursuant to section 44.100 due to a natural disaster of major proportions that occurred after May 1,
 5 2003, but prior to May 10, 2003, and the development project area is a central business district that
 6 sustained severe damage as a result of such natural disaster, as determined by the state emergency
 7 management agency, the baseline year may, at the option of the municipality approving the
 8 development project, be the calendar year in which the natural disaster occurred or the year
 9 following the year in which the natural disaster occurred, provided that the municipality adopts an
 10 ordinance approving the development project within one year after the occurrence of the natural
 11 disaster;

12 (3) "Blighted area", ~~[an area which, by reason of the predominance of defective or~~
 13 ~~inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements,~~
 14 ~~improper subdivision or obsolete platting, or the existence of conditions which endanger life or~~
 15 ~~property by fire and other causes, or any combination of such factors, retards the provision of~~
 16 ~~housing accommodations or constitutes an economic or social liability or a menace to the public~~
 17 ~~health, safety, morals, or welfare in its present condition and use]~~ the same meaning as defined
 18 pursuant to section 99.805;

19 (4) "Central business district", the area at or near the historic core that is locally known as
 20 the "downtown" of a municipality that has a median household income of sixty-two thousand dollars
 21 or less, according to the United States Census Bureau's American Community Survey, based on the
 22 most recent of five-year period estimate data in which the final year of the estimate ends in either
 23 zero or five. In addition, at least fifty percent of existing buildings in this area will have been built
 24 in excess of thirty-five years prior or vacant lots that had prior structures built in excess of thirty-
 25 five years prior to the adoption of the ordinance approving the redevelopment plan. The historical
 26 land use emphasis of a central business district prior to redevelopment will have been a mixed use of
 27 business, commercial, financial, transportation, government, and multifamily residential uses;

28 (5) "Collecting officer", the officer of the municipality responsible for receiving and
 29 processing payments in lieu of taxes, economic activity taxes other than economic activity taxes
 30 which are local sales taxes, and other local taxes other than local sales taxes, and, for local sales
 31 taxes and state taxes, the director of revenue;

32 (6) "Conservation area", any improved area within the boundaries of a redevelopment area
 33 located within the territorial limits of a municipality in which fifty percent or more of the structures
 34 in the area have an age of thirty-five years or more, and such an area is not yet a blighted area but is
 35 detrimental to the public health, safety, morals, or welfare and may become a blighted area because
 36 of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of
 37 individual structures; presence of structures below minimum code standards; abandonment;
 38 excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light
 39 or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout;
 40 depreciation of physical maintenance; and lack of community planning;

41 (7) "Development area", an area designated by a municipality in respect to which the
 42 municipality has made a finding that there exist conditions which cause the area to be classified as a
 43 blighted area or a conservation area, which area shall have the following characteristics:

44 (a) It includes only those parcels of real property directly and substantially benefitted by the
 45 proposed development plan;

46 (b) It can be renovated through one or more development projects;

47 (c) It is located in the central business district;

48 (d) It has generally suffered from declining population or property taxes for the twenty-year
 49 period immediately preceding the area's designation as a development area or has structures in the

1 area fifty percent or more of which have an age of thirty-five years or more;

2 (e) It is contiguous, provided, however that a development area may include up to three
3 noncontiguous areas selected for development projects, provided that each noncontiguous area
4 meets the requirements of paragraphs (a) to (g) herein;

5 (f) The development area shall not exceed ten percent of the entire area of the municipality;
6 and

7 (g) The development area shall not include any property that is located within the one
8 hundred year flood plain, as designated by the Federal Emergency Management Agency flood
9 delineation maps, unless such property is protected by a structure that is inspected and certified by
10 the United States Army Corps of Engineers. This subdivision shall not apply to property within the
11 one hundred year flood plain if the buildings on the property have been or will be flood proofed in
12 accordance with the Federal Emergency Management Agency's standards for flood proofing and the
13 property is located in a home rule city with more than one hundred fifty-one thousand five hundred
14 but fewer than one hundred fifty-one thousand six hundred inhabitants. Only those buildings
15 certified as being flood proofed in accordance with the Federal Emergency Management Agency's
16 standards for flood proofing by the authority shall be eligible for the state sales tax increment and
17 the state income tax increment. Subject to the limitation set forth in this subdivision, the
18 development area can be enlarged or modified as provided in section 99.951;

19 (8) "Development plan", the comprehensive program of a municipality to reduce or
20 eliminate those conditions which qualified a development area as a blighted area or a conservation
21 area, and to thereby enhance the tax bases of the taxing districts which extend into the development
22 area through the reimbursement, payment, or other financing of development project costs in
23 accordance with sections 99.915 to 99.980 and through the exercise of the powers set forth in
24 sections 99.915 to 99.980. The development plan shall conform to the requirements of section
25 99.942;

26 (9) "Development project", any development project within a development area which
27 constitutes a major initiative in furtherance of the objectives of the development plan, and any such
28 development project shall include a legal description of the area selected for such development
29 project;

30 (10) "Development project area", the area located within a development area selected for a
31 development project;

32 (11) "Development project costs" include such costs to the development plan or a
33 development project, as applicable, which are expended on public property, buildings, or rights-of-
34 ways for public purposes to provide infrastructure to support a development project. Such costs
35 shall only be allowed as an initial expense which, to be recoverable, must be included in the costs of
36 a development plan or development project, except in circumstances of plan amendments approved
37 by the Missouri development finance board and the department of economic development. Such
38 infrastructure costs include, but are not limited to, the following:

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

40 (b) Professional service costs, including, but not limited to, architectural, engineering, legal,
41 marketing, financial, planning, or special services;

42 (c) Property assembly costs, including, but not limited to, acquisition of land and other
43 property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and
44 grading of land;

45 (d) Costs of rehabilitation, reconstruction, repair, or remodeling of existing public buildings
46 and fixtures;

47 (e) Costs of construction of public works or improvements;

48 (f) Financing costs, including, but not limited to, all necessary expenses related to the
49 issuance of obligations issued to finance all or any portion of the infrastructure costs of one or more

1 development projects, and which may include capitalized interest on any such obligations and
2 reasonable reserves related to any such obligations;

3 (g) All or a portion of a taxing district's capital costs resulting from any development project
4 necessarily incurred or to be incurred in furtherance of the objectives of the development plan, to the
5 extent the municipality by written agreement accepts and approves such infrastructure costs;

6 (h) Payments to taxing districts on a pro rata basis to partially reimburse taxes diverted by
7 approval of a development project;

8 (i) State government costs, including, but not limited to, the reasonable costs incurred by the
9 department of economic development, the department of revenue and the office of administration in
10 evaluating an application for and administering state supplemental downtown development
11 financing for a development project; and

12 (j) Endowment of positions at an institution of higher education which has a designation as a
13 Carnegie Research I University including any campus of such university system, subject to the
14 provisions of section 99.958. In addition, economic activity taxes and payment in lieu of taxes may
15 be expended on or used to reimburse any reasonable or necessary costs incurred or estimated to be
16 incurred in furtherance of a development plan or a development project;

17 (12) "Economic activity taxes", the total additional revenue from taxes which are imposed
18 by the municipality and other taxing districts, and which are generated by economic activities within
19 each development project area, which are not related to the relocation of any out-of-state business
20 into the development project area, which exceed the amount of such taxes generated by economic
21 activities within such development project area in the baseline year plus, in development project
22 areas where the baseline year is the year following the year in which the development project is
23 approved by the municipality pursuant to subdivision (2) of this section, the total revenue from taxes
24 which are imposed by the municipality and other taxing districts which is generated by economic
25 activities within the development project area resulting from the relocation of an out-of-state
26 business or out-of-state businesses to the development project area pursuant to section 99.919; but
27 excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by
28 transient guests of hotels and motels, licenses, fees, or special assessments. If a retail establishment
29 relocates within one year from one facility to another facility within the same county and the
30 municipality or authority finds that the retail establishment is a direct beneficiary of development
31 financing, then for purposes of this definition, the economic activity taxes generated by the retail
32 establishment shall equal the total additional revenues from taxes which are imposed by the
33 municipality and other taxing districts which are generated by the economic activities within the
34 development project area which exceed the amount of taxes which are imposed by the municipality
35 and other taxing districts which are generated by economic activities within the development project
36 area generated by the retail establishment in the baseline year;

37 (13) "Gambling establishment", an excursion gambling boat as defined in section 313.800
38 and any related business facility including any real property improvements which are directly and
39 solely related to such business facility, whose sole purpose is to provide goods or services to an
40 excursion gambling boat and whose majority ownership interest is held by a person licensed to
41 conduct gambling games on an excursion gambling boat or licensed to operate an excursion
42 gambling boat as provided in sections 313.800 to 313.850;

43 (14) "Major initiative", a development project within a central business district that:

44 (a) Promotes tourism, cultural activities, arts, entertainment, education, research, arenas,
45 multipurpose facilities, libraries, ports, mass transit, museums, or conventions, the estimated cost of
46 which is in excess of the amount set forth below for the municipality, as applicable; or

47 (b) Promotes business location or expansion, the estimated cost of which is in excess of the
48 amount set forth below for the municipality, and is estimated to create at least as many new jobs as
49 set forth below within three years of such location or expansion:

1

Population of Municipality	Estimated Project Cost	New Jobs Created
300,000 or more	\$10,000,000	at least 100
100,000 to 299,999	\$5,000,000	at least 50
50,001 to 99,999	\$1,000,000	at least 10
50,000 or less	\$500,000	at least 5;

2

3 (15) "Municipality", any city, village, incorporated town, or any county of this state
4 established on or prior to January 1, 2001, or a census-designated place in any county designated by
5 the county for purposes of sections 99.915 to 99.1060;

6

7 (16) "New job", any job defined as a new job pursuant to subdivision (11) of section
8 100.710;

8

9 (17) "Obligations", bonds, loans, debentures, notes, special certificates, or other evidences
10 of indebtedness issued by the municipality or authority, or other public entity authorized to issue
11 such obligations pursuant to sections 99.915 to 99.980 to carry out a development project or to
12 refund outstanding obligations;

12

13 (18) "Ordinance", an ordinance enacted by the governing body of any municipality or an
14 order of the governing body of such a municipal entity whose governing body is not authorized to
15 enact ordinances;

15

16 (19) "Other net new revenues", the amount of state sales tax increment or state income tax
17 increment or the combination of the amount of each such increment as determined under section
18 99.960;

18

19 (20) "Out-of-state business", a business entity or operation that has been located outside of
20 the state of Missouri prior to the time it relocates to a development project area;

20

21 (21) "Payment in lieu of taxes", those revenues from real property in each development
22 project area, which taxing districts would have received had the municipality not adopted a
23 development plan and the municipality not adopted development financing, and which would result
24 from levies made after the time of the adoption of development financing during the time the current
25 equalized value of real property in such development project area exceeds the total equalized value
26 of real property in such development project area during the baseline year until development
27 financing for such development project area expires or is terminated pursuant to sections 99.915 to
28 99.980;

28

29 (22) "Special allocation fund", the fund of the municipality or its authority required to be
30 established pursuant to section 99.957 which special allocation fund shall contain at least four
31 separate segregated accounts into which payments in lieu of taxes are deposited in one account,
32 economic activity taxes are deposited in a second account, other net new revenues are deposited in a
33 third account, and other revenues, if any, received by the authority or the municipality for the
34 purpose of implementing a development plan or a development project are deposited in a fourth
35 account;

35

36 (23) "State income tax increment", up to fifty percent of the estimate of the income tax due
37 the state for salaries or wages paid to new employees in new jobs at a business located in the
38 development project area and created by the development project. The estimate shall be a
39 percentage of the gross payroll which percentage shall be based upon an analysis by the department
40 of revenue of the practical tax rate on gross payroll as a factor in overall taxable income;

40

41 (24) "State sales tax increment", up to one-half of the incremental increase in the state sales
42 tax revenue in the development project area. In no event shall the incremental increase include any
43 amounts attributable to retail sales unless the Missouri development finance board and the

1 department of economic development are satisfied based on information provided by the
 2 municipality or authority, and such entities have made a finding that a substantial portion of all but a
 3 de minimus portion of the sales tax increment attributable to retail sales is from new sources which
 4 did not exist in the state during the baseline year. The incremental increase for an existing facility
 5 shall be the amount by which the state sales tax revenue generated at the facility exceeds the state
 6 sales tax revenue generated at the facility in the baseline year. The incremental increase in
 7 development project areas where the baseline year is the year following the year in which the
 8 development project is approved by the municipality pursuant to subdivision (2) of this section shall
 9 be the state sales tax revenue generated by out-of-state businesses relocating into a development
 10 project area. The incremental increase for a Missouri facility which relocates to a development
 11 project area shall be the amount by which the state sales tax revenue of the facility exceeds the state
 12 sales tax revenue for the facility in the calendar year prior to relocation;

13 (25) "State sales tax revenues", the general revenue portion of state sales tax revenues
 14 received pursuant to section 144.020, excluding sales taxes that are constitutionally dedicated, taxes
 15 deposited to the school district trust fund in accordance with section 144.701, sales and use taxes on
 16 motor vehicles, trailers, boats and outboard motors and future sales taxes earmarked by law;

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

20 (27) "Taxing districts", any political subdivision of this state having the power to levy taxes.
 21 99.1082. As used in sections 99.1080 to 99.1092, unless the context clearly requires
 22 otherwise, the following terms shall mean:

23 (1) "Baseline year", the calendar year prior to the adoption of an ordinance by the
 24 municipality approving a redevelopment project; provided, however, if local sales tax revenues or
 25 state sales tax revenues, from businesses other than any out-of-state business or businesses locating
 26 in the redevelopment project area, decrease in the redevelopment project area in the year following
 27 the year in which the ordinance approving a redevelopment project is approved by a municipality,
 28 the baseline year may, at the option of the municipality approving the redevelopment project, be the
 29 year following the year of the adoption of the ordinance approving the redevelopment project.
 30 When a redevelopment project area is located within a county for which public and individual
 31 assistance has been requested by the governor under Section 401 of the Robert T. Stafford Disaster
 32 Relief and Emergency Assistance Act, 42 U.S.C. 5121, et seq., for an emergency proclaimed by the
 33 governor under section 44.100 due to a natural disaster of major proportions and the redevelopment
 34 project area is a central business district that sustained severe damage as a result of such natural
 35 disaster, as determined by the state emergency management agency, the baseline year may, at the
 36 option of the municipality approving the redevelopment project, be the calendar year in which the
 37 natural disaster occurred or the year following the year in which the natural disaster occurred,
 38 provided that the municipality adopts an ordinance approving the redevelopment project within one
 39 year after the occurrence of the natural disaster;

40 (2) "Blighted area", ~~[an area which, by reason of the predominance of defective or~~
 41 ~~inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements,~~
 42 ~~improper subdivision or obsolete platting, or the existence of conditions which endanger life or~~
 43 ~~property by fire and other causes, or any combination of such factors, retards the provision of~~
 44 ~~housing accommodations or constitutes an economic or social liability or a menace to the public~~
 45 ~~health, safety, morals, or welfare in its present condition and use] the same meaning as defined~~
 46 pursuant to section 99.805;

47 (3) "Central business district", the area at or near the historic core that is locally known as
 48 the "downtown" of a municipality that has a median household income of sixty-two thousand dollars
 49 or less, according to the United States Census Bureau's American Community Survey, based on the

1 most recent of five-year period estimate data in which the final year of the estimate ends in either
2 zero or five. In addition, at least fifty percent of existing buildings in this area will have been built
3 in excess of thirty-five years prior or vacant lots that had prior structures built in excess of thirty-
4 five years prior to the adoption of the ordinance approving the redevelopment plan. The historical
5 land use emphasis of a central business district prior to redevelopment will have been a mixed use of
6 business, commercial, financial, transportation, government, and multifamily residential uses;

7 (4) "Conservation area", any improved area within the boundaries of a redevelopment area
8 located within the territorial limits of a municipality in which fifty percent or more of the structures
9 in the area have an age of thirty-five years or more, and such an area is not yet a blighted area but is
10 detrimental to the public health, safety, morals, or welfare and may become a blighted area because
11 of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of
12 individual structures; presence of structures below minimum code standards; abandonment;
13 excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light
14 or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout;
15 depreciation of physical maintenance; and lack of community planning;

16 (5) "Gambling establishment", an excursion gambling boat as defined in section 313.800
17 and any related business facility including any real property improvements which are directly and
18 solely related to such business facility, whose sole purpose is to provide goods or services to an
19 excursion gambling boat and whose majority ownership interest is held by a person licensed to
20 conduct gambling games on an excursion gambling boat or licensed to operate an excursion
21 gambling boat as provided in sections 313.800 to 313.850;

22 (6) "Local sales tax increment", at least fifty percent of the local sales tax revenue from
23 taxes that are imposed by a municipality and its county, and that are generated by economic
24 activities within a redevelopment area over the amount of such taxes generated by economic
25 activities within such a redevelopment area in the calendar year prior to the adoption of the
26 ordinance designating such a redevelopment area while financing under sections 99.1080 to 99.1092
27 remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for
28 sleeping rooms paid by transient guests of hotels and motels, licenses, fees, or special assessments;
29 provided however, the governing body of any county may, by resolution, exclude any portion of any
30 countywide sales tax of such county. For redevelopment projects or redevelopment plans approved
31 after August 28, 2005, if a retail establishment relocates within one year from one facility within the
32 same county and the governing body of the municipality finds that the retail establishment is a direct
33 beneficiary of tax increment financing, then for the purposes of this subdivision, the economic
34 activity taxes generated by the retail establishment shall equal the total additional revenues from
35 economic activity taxes that are imposed by a municipality or other taxing district over the amount
36 of economic activity taxes generated by the retail establishment in the calendar year prior to its
37 relocation to the redevelopment area;

38 (7) "Local sales tax revenue", city sales tax revenues received under sections 94.500 to
39 94.550 and county sales tax revenues received under sections 67.500 to 67.594;

40 (8) "Major initiative", a development project within a central business district which
41 promotes tourism, cultural activities, arts, entertainment, education, research, arenas, multipurpose
42 facilities, libraries, ports, mass transit, museums, economic development, or conventions for the
43 municipality, and where the capital investment within the redevelopment project area is:

44 (a) At least five million dollars for a project area within a city having a population of one
45 hundred thousand to one hundred ninety-nine thousand nine hundred and ninety-nine inhabitants;

46 (b) At least one million dollars for a project area within a city having a population of fifty
47 thousand to ninety-nine thousand nine hundred and ninety-nine inhabitants;

48 (c) At least five hundred thousand dollars for a project area within a city having a
49 population of ten thousand to forty-nine thousand nine hundred and ninety-nine inhabitants; or

1 (d) At least two hundred fifty thousand dollars for a project area within a city having a
2 population of one to nine thousand nine hundred and ninety-nine inhabitants;

3 (9) "Municipality", any city or county of this state having fewer than two hundred thousand
4 inhabitants;

5 (10) "Obligations", bonds, loans, debentures, notes, special certificates, or other evidences
6 of indebtedness issued by the municipality or authority, or other public entity authorized to issue
7 such obligations under sections 99.1080 to 99.1092 to carry out a redevelopment project or to refund
8 outstanding obligations;

9 (11) "Ordinance", an ordinance enacted by the governing body of any municipality;

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 or a conservation area, which area shall have the following characteristics:

13 (a) It can be renovated through one or more redevelopment projects;

14 (b) It is located in the central business district;

15 (c) The redevelopment area shall not exceed ten percent of the entire geographic area of the
16 municipality. Subject to the limitation set forth in this subdivision, the redevelopment area can be
17 enlarged or modified as provided in section 99.1088;

18 (13) "Redevelopment plan", the comprehensive program of a municipality to reduce or
19 eliminate those conditions which qualify a redevelopment area as a blighted area or a conservation
20 area, and to thereby enhance the tax bases of the taxing districts which extend into the
21 redevelopment area through the reimbursement, payment, or other financing of redevelopment
22 project costs in accordance with sections 99.1080 to 99.1092 and through application for and
23 administration of downtown revitalization preservation program financing under sections 99.1080 to
24 99.1092;

25 (14) "Redevelopment project", any redevelopment project within a redevelopment area
26 which constitutes a major initiative in furtherance of the objectives of the redevelopment plan, and
27 any such redevelopment project shall include a legal description of the area selected for such
28 redevelopment project;

29 (15) "Redevelopment project area", the area located within a redevelopment area selected
30 for a redevelopment project;

31 (16) "Redevelopment project costs" include such costs to the redevelopment plan or a
32 redevelopment project, as applicable, which are expended on public property, buildings, or rights-of-
33 way for public purposes to provide infrastructure to support a redevelopment project, including
34 facades. Such costs shall only be allowed as an initial expense which, to be recoverable, must be
35 included in the costs of a redevelopment plan or redevelopment project, except in circumstances of
36 plan amendments approved by the department of economic development. Such infrastructure costs
37 include, but are not limited to, the following:

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

39 (b) Professional service costs, including, but not limited to, architectural, engineering, legal,
40 marketing, financial, planning, or special services;

41 (c) Property assembly costs, including, but not limited to, acquisition of land and other
42 property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and
43 grading of land;

44 (d) Costs of rehabilitation, reconstruction, repair, or remodeling of existing public buildings
45 and fixtures;

46 (e) Costs of construction of public works or improvements;

47 (f) Financing costs, including, but not limited to, all necessary expenses related to the
48 issuance of obligations issued to finance all or any portion of the infrastructure costs of one or more
49 redevelopment projects, and which may include capitalized interest on any such obligations and

1 reasonable reserves related to any such obligations;

2 (g) All or a portion of a taxing district's capital costs resulting from any redevelopment
3 project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment
4 plan, to the extent the municipality by written agreement accepts and approves such infrastructure
5 costs;

6 (h) Payments to taxing districts on a pro rata basis to partially reimburse taxes diverted by
7 approval of a redevelopment project when all debt is retired;

8 (i) State government costs, including, but not limited to, the reasonable costs incurred by the
9 department of economic development and the department of revenue in evaluating an application for
10 and administering downtown revitalization preservation financing for a redevelopment project;

11 (17) "State sales tax increment", up to one-half of the incremental increase in the state sales
12 tax revenue in the redevelopment project area provided the local taxing jurisdictions commit one-
13 half of their local sales tax to paying for redevelopment project costs. The incremental increase
14 shall be the amount by which the state sales tax revenue generated at the facility or within the
15 redevelopment project area exceeds the state sales tax revenue generated at the facility or within the
16 redevelopment project area in the baseline year. For redevelopment projects or redevelopment plans
17 approved after August 28, 2005, if a retail establishment relocates within one year from one facility
18 to another facility within the same county and the governing body of the municipality finds that the
19 retail establishment is a direct beneficiary of tax increment financing, then for the purposes of this
20 subdivision, the economic activity taxes generated by the retail establishment shall equal the total
21 additional revenues from economic activity taxes that are imposed by a municipality or other taxing
22 district over the amount of economic activity taxes generated by the retail establishment in the
23 calendar year prior to the relocation to the redevelopment area;

24 (18) "State sales tax revenues", the general revenue portion of state sales tax revenues
25 received under section 144.020, excluding sales taxes that are constitutionally dedicated, taxes
26 deposited to the school district trust fund in accordance with section 144.701, sales and use taxes on
27 motor vehicles, trailers, boats and outboard motors and future sales taxes earmarked by law;

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

31 (20) "Taxing districts", any political subdivision of this state having the power to levy taxes.
32 100.310. As used in this law, the following words and terms mean:

33 (1) "Authority", a public body corporate and politic created by or pursuant to sections of this
34 law or any other public body exercising the powers, rights and duties of such an authority;

35 (2) "Blighted area", ~~[an area which, by reason of the predominance of defective or~~
36 ~~inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements,~~
37 ~~improper subdivision or obsolete platting, or the existence of conditions which endanger life or~~
38 ~~property by fire and other causes, or any combination of such factors, retards the provision of~~
39 ~~housing accommodations or constitutes an economic or social liability or a menace to the public~~
40 ~~health, safety, morals or welfare in its present condition and use]~~ the same meaning as defined
41 pursuant to section 99.805;

42 (3) "Bond", any bonds, including refunding bonds, notes, interim certificates, debentures or
43 other obligations issued by an authority pursuant to this law;

44 (4) "City", all cities of this state now having or which hereafter have four hundred thousand
45 inhabitants or more according to the last decennial census of the United States or any city that has
46 adopted a home rule charter pursuant to Section 19 of Article VI of the Missouri Constitution;

47 (5) "Clerk", the official custodian of records of the city;

48 (6) "Federal government", the United States of America or any agency or instrumentality
49 corporate or otherwise of the United States of America;

1 (7) "Governing body", the city council, common council, board of aldermen or other
2 legislative body charged with governing the municipality;

3 (8) "Industrial developer", any person, partnership or public or private corporation or
4 agency which enters or proposes to enter into an industrial development contract;

5 (9) "Industrial development", the acquisition, clearance, grading, improving, preparing of
6 land for industrial and commercial development and use and the construction, reconstruction,
7 purchase, repair of industrial and commercial improvements, buildings, plants, additions, stores,
8 shops, shopping centers, office buildings, hotels and motels and parking garages, multi-family
9 housing facilities, warehouses, distribution centers, machines, fixtures, structures and other facilities
10 relating to industrial and commercial use in blighted, insanitary or undeveloped industrial areas; and
11 the existing merchants, residents, and present businesses shall have the first option to redevelop the
12 area under this act;

13 (10) "Industrial development contract", a contract entered into between an authority and an
14 industrial developer for the industrial development of an area in conformity with a plan;

15 (11) "Insanitary area", an area in which there is a predominance of buildings and
16 improvements which, by reason of dilapidation, deterioration, age or obsolescence, inadequate
17 provision for ventilation, light, air, sanitation or open spaces, high density of population and
18 overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life
19 or property by fire and other causes, or any combination of such factors, is conducive to ill health,
20 transmission of disease, infant mortality, juvenile delinquency and crime or constitutes an economic
21 or social liability and is detrimental to the public health, safety, morals or welfare;

22 (12) "Obligee", any bondholders, agents or trustees for any bondholders, lessor demising to
23 the authority property used in connection with industrial clearance project, or any assignee or
24 assignees of the lessor's interest or any part thereof, and the federal government when it is a party to
25 any contract with the authority;

26 (13) "Person", any individual, firm, partnership, corporation, company, association, joint
27 stock association, or body politic; and shall include any trustee, receiver, assignee or other similar
28 representative thereof;

29 (14) "Plan", a plan as it exists from time to time for the orderly carrying on of a project of
30 industrial development;

31 (15) "Project", any work or undertaking:

32 (a) To acquire blighted, insanitary and undeveloped industrial areas or portions thereof
33 including lands, structures or improvements the acquisition of which is necessary or incidental to the
34 proper industrial development of the blighted, insanitary and undeveloped industrial areas or to
35 prevent the spread or recurrence of conditions of blight, insanitary or undevelopment;

36 (b) To clear any such areas by demolition or removal of existing buildings, structures,
37 streets, utilities or other improvements thereon and to install, construct or reconstruct streets,
38 utilities and site improvements essential to the preparation of sites for uses in accordance with a
39 plan;

40 (c) To construct, reconstruct, remodel, repair, improve, install improvements, buildings,
41 plants, additions, stores, shops, shopping centers, office buildings, hotels and motels and parking
42 garages, multi-family housing facilities, warehouses, distribution centers, machines, fixtures,
43 structures and other facilities related to industrial and commercial uses;

44 (d) To sell, lease or otherwise make available land in such areas for industrial and
45 commercial or related use or to retain such land for public use, in accordance with a plan;

46 (16) "Public body", the state or any municipality, county, township, board, commission,
47 authority, district or any other subdivision of the state;

48 (17) "Real property", all lands, including improvements and fixtures thereon, and property
49 of any nature appurtenant thereto, or used in connection therewith, and every estate, interest and

1 right, legal or equitable, therein, including terms for years and liens by way of judgment, mortgage
2 or otherwise and the indebtedness secured by such liens;

3 (18) "Undeveloped industrial area", any area which, by reason of defective and inadequate
4 street layout or location of physical improvements, obsolescence and inadequate subdivision and
5 platting contains vacant parcels of land not used economically; contains old, decaying, obsolete
6 buildings, plants, stores, shops, shopping centers, office buildings, hotels and motels and parking
7 garages, warehouses, distribution centers, structures; contains buildings, plants, stores, shops,
8 shopping centers, office buildings, hotels and motels and parking garages, multi-family housing
9 facilities, warehouses, distribution centers and structures whose operation is not economically
10 feasible; contains intermittent commercial and industrial structures in a primarily industrial or
11 commercial area; or contains insufficient space for the expansion and efficient use of land for
12 industrial plants and commercial uses amounting to conditions which retard economic or social
13 growth, are economic waste and social liabilities and represent an inability to pay reasonable taxes
14 to the detriment and injury of the public health, safety, morals and welfare.

15 135.950. The following terms, whenever used in sections 135.950 to 135.970 mean:

16 (1) "Average wage", the new payroll divided by the number of new jobs;

17 (2) "Blighted area", ~~[an area which, by reason of the predominance of defective or~~
18 ~~inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements,~~
19 ~~improper subdivision or obsolete platting, or the existence of conditions which endanger life or~~
20 ~~property by fire and other causes, or any combination of such factors, retards the provision of~~
21 ~~housing accommodations or constitutes an economic or social liability or a menace to the public~~
22 ~~health, safety, morals, or welfare in its present condition and use. The term "blighted area" shall~~
23 ~~also include any area which produces or generates or has the potential to produce or generate~~
24 ~~electrical energy from a renewable energy resource, and which, by reason of obsolescence,~~
25 ~~decadence, blight, dilapidation, deteriorating or inadequate site improvements, substandard~~
26 ~~conditions, the predominance or defective or inadequate street layout, unsanitary or unsafe~~
27 ~~conditions, improper subdivision or obsolete platting, or the existence of conditions which endanger~~
28 ~~the life or property by fire or other means, or any combination of such factors, is underutilized,~~
29 ~~unutilized, or diminishes the economic usefulness of the land, improvements, or lock and dam site~~
30 ~~within such area for the production, generation, conversion, and conveyance of electrical energy~~
31 ~~from a renewable energy resource]~~ the same meaning as defined pursuant to section 99.805;

32 (3) "Board", an enhanced enterprise zone board established pursuant to section 135.957;

33 (4) "Commencement of commercial operations" shall be deemed to occur during the first
34 taxable year for which the new business facility is first put into use by the taxpayer in the enhanced
35 business enterprise in which the taxpayer intends to use the new business facility;

36 (5) "County average wage", the average wages in each county as determined by the
37 department for the most recently completed full calendar year. However, if the computed county
38 average wage is above the statewide average wage, the statewide average wage shall be deemed the
39 county average wage for such county for the purpose of determining eligibility. The department
40 shall publish the county average wage for each county at least annually. Notwithstanding the
41 provisions of this subdivision to the contrary, for any taxpayer that in conjunction with their project
42 is relocating employees from a Missouri county with a higher county average wage, such taxpayer
43 shall obtain the endorsement of the governing body of the community from which jobs are being
44 relocated or the county average wage for their project shall be the county average wage for the
45 county from which the employees are being relocated;

46 (6) "Department", the department of economic development;

47 (7) "Director", the director of the department of economic development;

48 (8) "Employee", a person employed by the enhanced business enterprise that is scheduled to
49 work an average of at least one thousand hours per year, and such person at all times has health

1 insurance offered to him or her, which is partially paid for by the employer;

2 (9) "Enhanced business enterprise", an industry or one of a cluster of industries that is
3 either:

4 (a) Identified by the department as critical to the state's economic security and growth; or

5 (b) Will have an impact on industry cluster development, as identified by the governing
6 authority in its application for designation of an enhanced enterprise zone and approved by the
7 department; but excluding gambling establishments (NAICS industry group 7132), retail trade
8 (NAICS sectors 44 and 45), educational services (NAICS sector 61), religious organizations
9 (NAICS industry group 8131), public administration (NAICS sector 92), and food and drinking
10 places (NAICS subsector 722), however, notwithstanding provisions of this section to the contrary,
11 headquarters or administrative offices of an otherwise excluded business may qualify for benefits if
12 the offices serve a multistate territory. In the event a national, state, or regional headquarters
13 operation is not the predominant activity of a project facility, the new jobs and investment of such
14 headquarters operation is considered eligible for benefits under this section if the other requirements
15 are satisfied. Service industries may be eligible only if a majority of its annual revenues will be
16 derived from out of the state;

17 (10) "Existing business facility", any facility in this state which was employed by the
18 taxpayer claiming the credit in the operation of an enhanced business enterprise immediately prior
19 to an expansion, acquisition, addition, or replacement;

20 (11) "Facility", any building used as an enhanced business enterprise located within an
21 enhanced enterprise zone, including the land on which the facility is located and all machinery,
22 equipment, and other real and depreciable tangible personal property acquired for use at and located
23 at or within such facility and used in connection with the operation of such facility;

24 (12) "Facility base employment", the greater of the number of employees located at the
25 facility on the date of the notice of intent, or for the twelve-month period prior to the date of the
26 notice of intent, the average number of employees located at the facility, or in the event the project
27 facility has not been in operation for a full twelve-month period, the average number of employees
28 for the number of months the facility has been in operation prior to the date of the notice of intent;

29 (13) "Facility base payroll", the total amount of taxable wages paid by the enhanced
30 business enterprise to employees of the enhanced business enterprise located at the facility in the
31 twelve months prior to the notice of intent, not including the payroll of owners of the enhanced
32 business enterprise unless the enhanced business enterprise is participating in an employee stock
33 ownership plan. For the purposes of calculating the benefits under this program, the amount of base
34 payroll shall increase each year based on the consumer price index or other comparable measure, as
35 determined by the department;

36 (14) "Governing authority", the body holding primary legislative authority over a county or
37 incorporated municipality;

38 (15) "Megaproject", any manufacturing or assembling facility, approved by the department
39 for construction and operation within an enhanced enterprise zone, which satisfies the following:

40 (a) The new capital investment is projected to exceed three hundred million dollars over a
41 period of eight years from the date of approval by the department;

42 (b) The number of new jobs is projected to exceed one thousand over a period of eight years
43 beginning on the date of approval by the department;

44 (c) The average wage of new jobs to be created shall exceed the county average wage;

45 (d) The taxpayer shall offer health insurance to all new jobs and pay at least eighty percent
46 of such insurance premiums; and

47 (e) An acceptable plan of repayment, to the state, of the tax credits provided for the
48 megaproject has been provided by the taxpayer;

49 (16) "NAICS", the 1997 edition of the North American Industry Classification System as

1 prepared by the Executive Office of the President, Office of Management and Budget. Any NAICS
2 sector, subsector, industry group or industry identified in this section shall include its corresponding
3 classification in subsequent federal industry classification systems;

4 (17) "New business facility", a facility that does not produce or generate electrical energy
5 from a renewable energy resource and satisfies the following requirements:

6 (a) Such facility is employed by the taxpayer in the operation of an enhanced business
7 enterprise. Such facility shall not be considered a new business facility in the hands of the taxpayer
8 if the taxpayer's only activity with respect to such facility is to lease it to another person or persons.
9 If the taxpayer employs only a portion of such facility in the operation of an enhanced business
10 enterprise, and leases another portion of such facility to another person or persons or does not
11 otherwise use such other portions in the operation of an enhanced business enterprise, the portion
12 employed by the taxpayer in the operation of an enhanced business enterprise shall be considered a
13 new business facility, if the requirements of paragraphs (b), (c), and (d) of this subdivision are
14 satisfied;

15 (b) Such facility is acquired by, or leased to, the taxpayer after December 31, 2004. A
16 facility shall be deemed to have been acquired by, or leased to, the taxpayer after December 31,
17 2004, if the transfer of title to the taxpayer, the transfer of possession pursuant to a binding contract
18 to transfer title to the taxpayer, or the commencement of the term of the lease to the taxpayer occurs
19 after December 31, 2004;

20 (c) If such facility was acquired by the taxpayer from another taxpayer and such facility was
21 employed immediately prior to the acquisition by another taxpayer in the operation of an enhanced
22 business enterprise, the operation of the same or a substantially similar enhanced business enterprise
23 is not continued by the taxpayer at such facility; and

24 (d) Such facility is not a replacement business facility, as defined in subdivision (27) of this
25 section;

26 (18) "New business facility employee", an employee of the taxpayer in the operation of a
27 new business facility during the taxable year for which the credit allowed by section 135.967 is
28 claimed, except that truck drivers and rail and barge vehicle operators and other operators of rolling
29 stock for hire shall not constitute new business facility employees;

30 (19) "New business facility investment", the value of real and depreciable tangible personal
31 property, acquired by the taxpayer as part of the new business facility, which is used by the taxpayer
32 in the operation of the new business facility, during the taxable year for which the credit allowed by
33 135.967 is claimed, except that trucks, truck-trailers, truck semitrailers, rail vehicles, barge vehicles,
34 aircraft and other rolling stock for hire, track, switches, barges, bridges, tunnels, and rail yards and
35 spurs shall not constitute new business facility investments. The total value of such property during
36 such taxable year shall be:

37 (a) Its original cost if owned by the taxpayer; or

38 (b) Eight times the net annual rental rate, if leased by the taxpayer. The net annual rental
39 rate shall be the annual rental rate paid by the taxpayer less any annual rental rate received by the
40 taxpayer from subrentals. The new business facility investment shall be determined by dividing by
41 twelve the sum of the total value of such property on the last business day of each calendar month of
42 the taxable year. If the new business facility is in operation for less than an entire taxable year, the
43 new business facility investment shall be determined by dividing the sum of the total value of such
44 property on the last business day of each full calendar month during the portion of such taxable year
45 during which the new business facility was in operation by the number of full calendar months
46 during such period;

47 (20) "New job", the number of employees located at the facility that exceeds the facility
48 base employment less any decrease in the number of the employees at related facilities below the
49 related facility base employment. No job that was created prior to the date of the notice of intent

1 shall be deemed a new job;

2 (21) "Notice of intent", a form developed by the department which is completed by the
3 enhanced business enterprise and submitted to the department which states the enhanced business
4 enterprise's intent to hire new jobs and request benefits under such program;

5 (22) "Related facility", a facility operated by the enhanced business enterprise or a related
6 company in this state that is directly related to the operation of the project facility;

7 (23) "Related facility base employment", the greater of:

8 (a) The number of employees located at all related facilities on the date of the notice of
9 intent; or

10 (b) For the twelve-month period prior to the date of the notice of intent, the average number
11 of employees located at all related facilities of the enhanced business enterprise or a related
12 company located in this state;

13 (24) "Related taxpayer":

14 (a) A corporation, partnership, trust, or association controlled by the taxpayer;

15 (b) An individual, corporation, partnership, trust, or association in control of the taxpayer; or

16 (c) A corporation, partnership, trust or association controlled by an individual, corporation,
17 partnership, trust or association in control of the taxpayer. "Control of a corporation" shall mean
18 ownership, directly or indirectly, of stock possessing at least fifty percent of the total combined
19 voting power of all classes of stock entitled to vote, "control of a partnership or association" shall
20 mean ownership of at least fifty percent of the capital or profits interest in such partnership or
21 association, and "control of a trust" shall mean ownership, directly or indirectly, of at least fifty
22 percent of the beneficial interest in the principal or income of such trust; ownership shall be
23 determined as provided in Section 318 of the Internal Revenue Code of 1986, as amended;

24 (25) "Renewable energy generation zone", an area which has been found, by a resolution or
25 ordinance adopted by the governing authority having jurisdiction of such area, to be a blighted area
26 and which contains land, improvements, or a lock and dam site which is unutilized or underutilized
27 for the production, generation, conversion, and conveyance of electrical energy from a renewable
28 energy resource;

29 (26) "Renewable energy resource", shall include:

30 (a) Wind;

31 (b) Solar thermal sources or photovoltaic cells and panels;

32 (c) Dedicated crops grown for energy production;

33 (d) Cellulosic agricultural residues;

34 (e) Plant residues;

35 (f) Methane from landfills, agricultural operations, or wastewater treatment;

36 (g) Thermal depolymerization or pyrolysis for converting waste material to energy;

37 (h) Clean and untreated wood such as pallets;

38 (i) Hydroelectric power, which shall include electrical energy produced or generated by
39 hydroelectric power generating equipment, as such term is defined in section 137.010;

40 (j) Fuel cells using hydrogen produced by one or more of the renewable resources provided
41 in paragraphs (a) to (i) of this subdivision; or

42 (k) Any other sources of energy, not including nuclear energy, that are certified as renewable
43 by rule by the department of economic development;

44 (27) "Replacement business facility", a facility otherwise described in subdivision (17) of
45 this section, hereafter referred to in this subdivision as "new facility", which replaces another
46 facility, hereafter referred to in this subdivision as "old facility", located within the state, which the
47 taxpayer or a related taxpayer previously operated but discontinued operating on or before the close
48 of the first taxable year for which the credit allowed by this section is claimed. A new facility shall
49 be deemed to replace an old facility if the following conditions are met:

1 (a) The old facility was operated by the taxpayer or a related taxpayer during the taxpayer's
2 or related taxpayer's taxable period immediately preceding the taxable year in which
3 commencement of commercial operations occurs at the new facility; and

4 (b) The old facility was employed by the taxpayer or a related taxpayer in the operation of
5 an enhanced business enterprise and the taxpayer continues the operation of the same or
6 substantially similar enhanced business enterprise at the new facility. Notwithstanding the
7 preceding provisions of this subdivision, a facility shall not be considered a replacement business
8 facility if the taxpayer's new business facility investment, as computed in subdivision (19) of this
9 section, in the new facility during the tax period for which the credits allowed in section 135.967 are
10 claimed exceed one million dollars and if the total number of employees at the new facility exceeds
11 the total number of employees at the old facility by at least two;

12 (28) "Same or substantially similar enhanced business enterprise", an enhanced business
13 enterprise in which the nature of the products produced or sold, or activities conducted, are similar
14 in character and use or are produced, sold, performed, or conducted in the same or similar manner as
15 in another enhanced business enterprise.

16 262.900. 1. As used in this section, the following terms mean:

17 (1) "Agricultural products", an agricultural, horticultural, viticultural, or vegetable product,
18 growing of grapes that will be processed into wine, bees, honey, fish or other aquacultural product,
19 planting seed, livestock, a livestock product, a forestry product, poultry or a poultry product, either
20 in its natural or processed state, that has been produced, processed, or otherwise had value added to
21 it in this state;

22 (2) "Blighted area", ~~[that portion of the city within which the legislative authority of such~~
23 ~~city determines that by reason of age, obsolescence, inadequate, or outmoded design or physical~~
24 ~~deterioration have become economic and social liabilities, and that such conditions are conducive to~~
25 ~~ill health, transmission of disease, crime or inability to pay reasonable taxes]~~ the same meaning as
26 defined pursuant to section 99.805;

27 (3) "Department", the department of agriculture;

28 (4) "Domesticated animal", cattle, calves, sheep, swine, ratite birds including but not limited
29 to ostrich and emu, llamas, alpaca, buffalo, bison, elk documented as obtained from a legal source
30 and not from the wild, goats, or horses, other equines, or rabbits raised in confinement for human
31 consumption;

32 (5) "Grower UAZ", a type of UAZ:

33 (a) That can either grow produce, raise livestock, or produce other value-added agricultural
34 products;

35 (b) That does not exceed fifty laying hens, six hundred fifty broiler chickens, or thirty
36 domesticated animals;

37 (6) "Livestock", cattle, calves, sheep, swine, ratite birds including but not limited to ostrich
38 and emu, aquatic products as described in section 277.024, llamas, alpaca, buffalo, bison, elk
39 documented as obtained from a legal source and not from the wild, goats, or horses, other equines,
40 or rabbits raised in confinement for human consumption;

41 (7) "Locally grown", a product that was grown or raised in the same county or city not
42 within a county in which the UAZ is located or in an adjoining county or city not within a county.
43 For a product raised or sold in a city not within a county, locally grown also includes an adjoining
44 county with a charter form of government with more than nine hundred fifty thousand inhabitants
45 and those adjoining said county;

46 (8) "Meat", any edible portion of livestock or poultry carcass or part thereof;

47 (9) "Meat product", anything containing meat intended for or capable of use for human
48 consumption, which is derived, in whole or in part, from livestock or poultry;

49 (10) "Mobile unit", the same as motor vehicle as defined in section 301.010;

- 1 (11) "Poultry", any domesticated bird intended for human consumption;
 2 (12) "Processing UAZ", a type of UAZ:
 3 (a) That processes livestock, poultry, or produce for human consumption;
 4 (b) That meets federal and state processing laws and standards;
 5 (c) Is a qualifying small business approved by the department;
 6 (13) "Qualifying small business", those enterprises which are established within an Urban
 7 Agricultural Zone subsequent to its creation, and which meet the definition established for the Small
 8 Business Administration and set forth in Section 121.201 of Part 121 of Title 13 of the Code of
 9 Federal Regulations;
 10 (14) "Value-added agricultural products", any product or products that are the result of:
 11 (a) Using an agricultural product grown in this state to produce a meat or dairy product in
 12 this state;
 13 (b) A change in the physical state or form of the original agricultural product;
 14 (c) An agricultural product grown in this state which has had its value enhanced by special
 15 production methods such as organically grown products; or
 16 (d) A physical segregation of a commodity or agricultural product grown in this state that
 17 enhances its value such as identity preserved marketing systems;
 18 (15) "Urban agricultural zone" or "UAZ", a zone within a metropolitan statistical area as
 19 defined by the United States Office of Budget and Management that has one or more of the
 20 following entities that is a qualifying small business and approved by the department, as follows:
 21 (a) Any organization or person who grows produce or other agricultural products;
 22 (b) Any organization or person that raises livestock or poultry;
 23 (c) Any organization or person who processes livestock or poultry;
 24 (d) Any organization that sells at a minimum seventy-five percent locally grown food;
 25 (16) "Vending UAZ", a type of UAZ:
 26 (a) That sells produce, meat, or value-added locally grown agricultural goods;
 27 (b) That is able to accept food stamps under the provisions of the Supplemental Nutrition
 28 Assistance Program as a form of payment; and
 29 (c) Is a qualifying small business that is approved by the department for an UAZ vendor
 30 license.

31 2. (1) A person or organization shall submit to any incorporated municipality an application
 32 to develop an UAZ on a blighted area of land. Such application shall demonstrate or identify on the
 33 application:

- 34 (a) If the person or organization is a grower UAZ, processing UAZ, vending UAZ, or a
 35 combination of all three types of UAZs provided in this paragraph, in which case the person or
 36 organization shall meet the requirements of each type of UAZ in order to qualify;
 37 (b) The number of jobs to be created;
 38 (c) The types of products to be produced; and
 39 (d) If applying for a vending UAZ, the ability to accept food stamps under the provisions of
 40 the Supplemental Nutrition Assistance Program if selling products to consumers.

41 (2) A municipality shall review and modify the application as necessary before either
 42 approving or denying the request to establish an UAZ.

43 (3) Approval of the UAZ by such municipality shall be reviewed five and ten years after the
 44 development of the UAZ. After twenty-five years, the UAZ shall dissolve.

45
 46 If the municipality finds during its review that the UAZ is not meeting the requirements set out in
 47 this section, the municipality may dissolve the UAZ.

48 3. The governing body of any municipality planning to seek designation of an urban
 49 agricultural zone shall establish an urban agricultural zone board. The number of members on the

1 board shall be seven. One member of the board shall be appointed by the school district or districts
2 located within the area proposed for designation of an urban agricultural zone. Two members of the
3 board shall be appointed by other affected taxing districts. The remaining four members shall be
4 chosen by the chief elected officer of the municipality. The four members chosen by the chief
5 elected officer of the municipality shall all be residents of the county or city not within a county in
6 which the UAZ is to be located, and at least one of such four members shall have experience in or
7 represent organizations associated with sustainable agriculture, urban farming, community
8 gardening, or any of the activities or products authorized by this section for UAZs.

9 4. The school district member and the two affected taxing district members shall each have
10 initial terms of five years. Of the four members appointed by the chief elected official, two shall
11 have initial terms of four years, and two shall have initial terms of three years. Thereafter, members
12 shall serve terms of five years. Each member shall hold office until a successor has been appointed.
13 All vacancies shall be filled in the same manner as the original appointment. For inefficiency or
14 neglect of duty or misconduct in office, a member of the board may be removed by the applicable
15 appointing authority.

16 5. A majority of the members shall constitute a quorum of such board for the purpose of
17 conducting business and exercising the powers of the board and for all other purposes. Action may
18 be taken by the board upon a vote of a majority of the members present.

19 6. The members of the board annually shall elect a chair from among the members.

20 7. The role of the board shall be to conduct the activities necessary to advise the governing
21 body on the designation of an urban agricultural zone and any other advisory duties as determined
22 by the governing body. The role of the board after the designation of an urban agricultural zone
23 shall be review and assessment of zone activities.

24 8. Prior to the adoption of an ordinance proposing the designation of an urban agricultural
25 zone, the urban agricultural board shall fix a time and place for a public hearing and notify each
26 taxing district located wholly or partially within the boundaries of the proposed urban agricultural
27 zone. The board shall send, by certified mail, a notice of such hearing to all taxing districts and
28 political subdivisions in the area to be affected and shall publish notice of such hearing in a
29 newspaper of general circulation in the area to be affected by the designation at least twenty days
30 prior to the hearing but not more than thirty days prior to the hearing. Such notice shall state the
31 time, location, date, and purpose of the hearing. At the public hearing any interested person or
32 affected taxing district may file with the board written objections to, or comments on, and may be
33 heard orally in respect to, any issues embodied in the notice. The board shall hear and consider all
34 protests, objections, comments, and other evidence presented at the hearing. The hearing may be
35 continued to another date without further notice other than a motion to be entered upon the minutes
36 fixing the time and place of the subsequent hearing.

37 9. Following the conclusion of the public hearing required under subsection 8 of this
38 section, the governing authority of the municipality may adopt an ordinance designating an urban
39 agricultural zone.

40 10. The real property of the UAZ shall not be subject to assessment or payment of ad
41 valorem taxes on real property imposed by the cities affected by this section, or by the state or any
42 political subdivision thereof, for a period of up to twenty-five years as specified by ordinance under
43 subsection 9 of this section, except to such extent and in such amount as may be imposed upon such
44 real property during such period, as was determined by the assessor of the county in which such real
45 property is located, or, if not located within a county, then by the assessor of such city, in an amount
46 not greater than the amount of taxes due and payable thereon during the calendar year preceding the
47 calendar year during which the urban agricultural zone was designated. The amounts of such tax
48 assessments shall not be increased during such period so long as the real property is used in
49 furtherance of the activities provided under the provisions of subdivision (15) of subsection 1 of this

1 section. At the conclusion of the period of abatement provided by the ordinance, the property shall
 2 then be reassessed. If only a portion of real property is used as an UAZ, then only that portion of
 3 real property shall be exempt from assessment or payment of ad valorem taxes on such property, as
 4 provided by this section.

5 11. If the water services for the UAZ are provided by the municipality, the municipality may
 6 authorize a grower UAZ to pay wholesale water rates for the cost of water consumed on the UAZ.
 7 If available, the UAZ may pay fifty percent of the standard cost to hook onto the water source.

8 12. (1) Any local sales tax revenues received from the sale of agricultural products sold in
 9 the UAZ, or any local sales tax revenues received by a mobile unit associated with a vending UAZ
 10 selling agricultural products in the municipality in which the vending UAZ is located, shall be
 11 deposited in the urban agricultural zone fund established in subdivision (2) of this subsection. An
 12 amount equal to one percent shall be retained by the director of revenue for deposit in the general
 13 revenue fund to offset the costs of collection.

14 (2) There is hereby created in the state treasury the "Urban Agricultural Zone Fund", which
 15 shall consist of money collected under subdivision (1) of this subsection. The state treasurer shall
 16 be custodian of the fund. In accordance with sections 30.170 and 30.180, the state treasurer may
 17 approve disbursements. The fund shall be a dedicated fund and, upon appropriation, shall be used
 18 for the purposes authorized by this section. Notwithstanding the provisions of section 33.080 to the
 19 contrary, any moneys remaining in the fund at the end of the biennium shall not revert to the credit
 20 of the general revenue fund. The state treasurer shall invest moneys in the fund in the same manner
 21 as other funds are invested. Any interest and moneys earned on such investments shall be credited
 22 to the fund. Fifty percent of fund moneys shall be made available to school districts. The remaining
 23 fifty percent of fund moneys shall be allocated to municipalities that have urban agricultural zones
 24 based upon the municipality's percentage of local sales tax revenues deposited into the fund. The
 25 municipalities shall, upon appropriation, provide fund moneys to urban agricultural zones within the
 26 municipality for improvements. School districts may apply to the department for money in the fund
 27 to be used for the development of curriculum on or the implementation of urban farming practices
 28 under the guidance of the University of Missouri extension service and a certified vocational
 29 agricultural instructor. The funds are to be distributed on a competitive basis within the school
 30 district or districts in which the UAZ is located pursuant to rules to be promulgated by the
 31 department, with special consideration given to the relative number of students eligible for free and
 32 reduced-price lunches attending the schools within such district or districts.

33 13. Any rule or portion of a rule, as that term is defined in section 536.010, that is created
 34 under the authority delegated in this section shall become effective only if it complies with and is
 35 subject to all of the provisions of chapter 536 and, if applicable, section 536.028. This section and
 36 chapter 536 are nonseverable and if any of the powers vested with the general assembly pursuant to
 37 chapter 536 to review, to delay the effective date, or to disapprove and annul a rule are subsequently
 38 held unconstitutional, then the grant of rulemaking authority and any rule proposed or adopted after
 39 August 28, 2013, shall be invalid and void.

40 14. The provisions of this section shall not apply to any county with a charter form of
 41 government and with more than three hundred thousand but fewer than four hundred fifty thousand
 42 inhabitants.

43 353.020. The following terms, whenever used or referred to in this chapter, mean:

44 (1) "Area", that portion of the city which the legislative authority of such city has found or
 45 shall find to be blighted so that the clearance, replanning, rehabilitation, or reconstruction thereof is
 46 necessary to effectuate the purposes of this law. Any such area may include buildings or
 47 improvements not in themselves blighted, and any real property, whether improved or unimproved,
 48 the inclusion of which is deemed necessary for the effective clearance, replanning, reconstruction or
 49 rehabilitation of the area of which such buildings, improvements or real property form a part;

1 (2) "Blighted area", [~~that portion of the city within which the legislative authority of such~~
2 ~~city determines that by reason of age, obsolescence, inadequate or outmoded design or physical~~
3 ~~deterioration have become economic and social liabilities, and that such conditions are conducive to~~
4 ~~ill health, transmission of disease, crime or inability to pay reasonable taxes]~~ the same meaning as
5 defined pursuant to section 99.805;

6 (3) "City" or "such cities", any city within this state and any county of the first classification
7 with a charter form of government and a population of at least nine hundred thousand inhabitants or
8 any county with a charter form of government and with more than six hundred thousand but less
9 than seven hundred thousand inhabitants. The county's authority pursuant to this chapter shall be
10 restricted to the unincorporated areas of such county;

11 (4) "Development plan", a plan, together with any amendments thereto, for the development
12 of all or any part of a blighted area, which is authorized by the legislative authority of any such city;

13 (5) "Legislative authority", the city council or board of aldermen of the cities affected by
14 this chapter;

15 (6) "Mortgage", a mortgage, trust indenture, deed of trust, building and loan contract, or
16 other instrument creating a lien on real property, to secure the payment of an indebtedness, and the
17 indebtedness secured by any of them;

18 (7) "Real property" includes lands, buildings, improvements, land under water, waterfront
19 property, and any and all easements, franchises and hereditaments, corporeal or incorporeal, and
20 every estate, interest, privilege, easement, franchise and right therein, or appurtenant thereto, legal
21 or equitable, including restrictions of record, created by plat, covenant or otherwise, rights-of-way
22 and terms for years;

23 (8) "Redevelopment", the clearance, replanning, reconstruction or rehabilitation of any
24 blighted area, and the provision for such industrial, commercial, residential or public structures and
25 spaces as may be appropriate, including recreational and other facilities incidental or appurtenant
26 thereto;

27 (9) "Redevelopment project", a specific work or improvement to effectuate all or any part of
28 a development plan;

29 (10) "Urban redevelopment corporation", a corporation organized pursuant to this chapter;
30 except that any life insurance company organized pursuant to the laws of, or admitted to do business
31 in, the state of Missouri may from time to time within five years after April 23, 1946, undertake,
32 alone or in conjunction with, or as a lessee of any such life insurance company or urban
33 redevelopment corporation, a redevelopment project pursuant to this chapter, and shall, in its
34 operations with respect to any such redevelopment project, but not otherwise, be deemed to be an
35 urban redevelopment corporation for the purposes of this section and sections 353.010, 353.040,
36 353.060 and 353.110 to 353.160."; and

37
38 Further amend said bill by amending the title, enacting clause, and intersectional references
39 accordingly.