



File #: 260541

ORDINANCE NO. 260541

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the River Market Tax Increment Financing Plan and the termination of the designation of Redevelopment Project Areas 5, 6, 7, 9, 10, 12, 13, 14, 15, 16, and 17 described therein; acknowledging that the twenty-three-year statutory periods for the capture of tax increment financing within Redevelopment Project Areas 1, 2, 3, 4, and 8 have expired; declaring as surplus those funds within the special allocation fund(s) established in connection with such Redevelopment Project Areas; dissolving the special allocation fund(s) established in connection with such Redevelopment Project Areas; and directing the City Clerk to send copies of this ordinance to Jackson County.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), the City Council of Kansas City, Missouri (the "City Council") by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015, and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on December 16, 1999, the City Council passed Ordinance No. 991556, which accepted the recommendations of the Commission and approved the River Market Tax Increment Financing Plan (the "Redevelopment Plan") and designated the Redevelopment Area described therein to be a Conservation Area (the "Redevelopment Area"); and

WHEREAS, the Redevelopment Plan has been amended eleven (11) times by the City Council by Ordinance No. 011388, Ordinance No. 021189, Ordinance No. 040774, Ordinance No. 040992, Ordinance No. 050495, Ordinance No. 051117, Ordinance No. 070118, Second Committee Substitute for Ordinance No. 110270, as amended, Ordinance No. 110783, Ordinance No. 210433, and Ordinance No. 230155; and

WHEREAS, the Redevelopment Plan, as amended, contemplates the designation of multiple redevelopment project areas, including Redevelopment Project Area 5 as designated by Committee Substitute for Ordinance No. 991561 on December 3, 2009, Redevelopment Project Area 6 as designated by Committee Substitute for Ordinance No. 991562 on December 3, 2009, Redevelopment Project Area 7 as designated by Committee Substitute for Ordinance No. 991563 on December 3, 2009, Redevelopment Project Area 9 as designated by Committee Substitute for

Ordinance No. 991565 on December 3, 2009, Redevelopment Project Area 10 as designated by Committee Substitute for Ordinance No. 013389 on December 3, 2009, Redevelopment Project Area 12 as designated by Committee Substitute for Ordinance No. 011391 on December 3, 2009, Redevelopment Project Area 13 as designated by Committee Substitute for Ordinance No. 011392 on December 3, 2009, Redevelopment Project Area 14 as designated by Committee Substitute for Ordinance No. 011393 on December 3, 2009, as amended by Ordinance No. 100825 on October 21, 2010, Redevelopment Project Area 15 as designated by Committee Substitute for Ordinance No. 011394 on December 3, 2009, Redevelopment Project Area 16 as designated by Ordinance No. 040993 on December 15, 2005, and Redevelopment Project Area 17 as designated by Ordinance No. 050494 on May 19, 2005; and

WHEREAS, the twenty-three-year statutory periods for the capture of tax increment allocation financing within Redevelopment Project Areas 1, 2, 3, 4, and 8 have expired; and

WHEREAS, the ordinances to approve and designate Redevelopment Project Areas 11, 11A, and 11B were never passed by the City Council and were subsequently released from the City Council agenda; and

WHEREAS, the Commission has been duly constituted and its members appointed pursuant to Section 99.820.2 of the Act; and, after all proper notice was given, the Commission met in public hearing and after receiving the comments of all interested persons and taxing districts with respect to the Redevelopment Plan, closed said public hearing on April 8, 2026, and adopted its Resolution No. 4-6-26 (the "Resolution") recommending to the City Council the termination of the Redevelopment Plan and the termination of the designation of Redevelopment Project Areas 5, 6, 7, 9, 10, 12, 13, 14, 15, 16, and 17 described therein and by Ordinance No. 991556, which shall require that all funds on deposit in the Special Allocation Fund(s) established in connection with such Redevelopment Project Areas 5, 6, 7, 9, 10, 12, 13, 14, 15, 16, and 17 be declared surplus and distributed to the affected taxing districts, in accordance with the Act; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Commission concerning the termination of the River Market Tax Increment Financing Plan, and the designation of the Redevelopment Area described therein, as set forth in Resolution No.4-6-26, are hereby accepted, and the River Market Tax Increment Financing Plan and the designation of the Redevelopment Area described therein is hereby terminated.

Section 2. That the recommendations of the Commission concerning the termination of the designation of the Redevelopment Project Areas 5, 6, 7, 9, 10, 12, 13, 14, 15, 16, and 17 described by the River Market Tax Increment Financing Plan and Ordinance No. 991556, as set forth in Resolution No. 4-6-26 are hereby accepted, and the designation of each such Redevelopment Project Area is hereby terminated.

Section 3. That the City Council hereby acknowledges the expiration of the twenty-three-year statutory periods for the capture of the tax increment allocation financing within

Redevelopment Project Areas 1, 2, 3, 4, and 8 as described by the River Market Tax Increment Financing Plan and Ordinance No. 991557, Ordinance No. 991558, Committee Substitute for Ordinance No. 918559, Ordinance No. 991560, and Ordinance No. 991564, and the designation of each such Redevelopment Project Area is hereby terminated.

Section 4. That all funds within any Special Allocation Fund(s) established in connection with each such Redevelopment Project Area described by the River Market Tax Increment Financing Plan are hereby declared as surplus and shall be distributed in accordance with the Act and the provisions of this ordinance.

Section 5. That following the distribution of the surplus funds, the special allocation fund(s) for the Redevelopment Project Areas of the River Market Tax Increment Financing Plan shall be dissolved.

Section 6. That the City Clerk is hereby directed to send copies of this ordinance to Jackson County.

Approved as to form:



Katherine Chandler
Senior Associate City Attorney



Authenticated as Passed


Quinsley, Mayor
Marilyn Sanders, City Clerk

JUL 02 2026

Date Passed