



Legislation Text

File #: 250985

ORDINANCE NO. 250985

Approving the Thirteenth Amendment to the Southtown Corridor/31st & Baltimore Tax Increment Financing Plan; 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, and Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on, June 18, 2015, Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, and Committee Substitute for Ordinance No. 240045 on March 21, 2024 created the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”); and

WHEREAS, on May 19, 1994, the City Council passed Ordinance No. 940564, which accepted the recommendations of the Commission and approved the Southtown Corridor/31st & Baltimore 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 ten times by Committee Substitute for Ordinance No. 030259 on May 27, 2003, by Ordinance No. 060470 on May 4, 2006, by Committee substitute for Ordinance No. 070140 on February 8, 2007, by Committee Substitute for Ordinance No. 070659 on July 12, 2007, by Committee Substitute for Ordinance No. 080642 on August 7, 2008, by Ordinance No. 080930 on September 25, 2008, by Committee Substitute for Ordinance No. 100204 on April 1, 2010, by Ordinance No. 110227 on March 31, 2011, by Ordinance No. 140185, as amended, on April 17, 2014, and by Ordinance No. 210649 on August 19, 2021; and

WHEREAS, a Thirteenth Amendment to the Redevelopment Plan (“Thirteenth Amendment”) was proposed to the Commission constituted pursuant to Section 99.820.2 and the Commission having been duly constituted and its members appointed, after proper notice was given, met in a public hearing on September 10, 2025, and after receiving the comments of all interested persons and taxing districts, closed the public hearing, approved the Thirteenth Amendment to the Redevelopment Plan and recommended that the City Council do the same; and

WHEREAS, the Thirteenth Amendment (i) removes all references to Redevelopment Projects A-1, K, L, and N, (ii) modifies the description of the project and public improvements described by the Plan, (iii) modifies the Budget of Redevelopment Project Costs, (iv) modifies the Sources of Funds, (v) modifies the Estimated Payments in Lieu of Taxes and Economic Activity Taxes estimated to be generated within the Redevelopment Area, and (vi) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Thirteenth Amendment, as attached hereto, is hereby approved and adopted as valid.

Section 2. That all terms used in this ordinance, not otherwise defined herein, shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act").

Section 3. That the City Council hereby finds that good cause has been shown for the Thirteenth Amendment of the Plan and that the findings of the Council in Ordinance Nos. 940564, 030259, 060470, 070140, 070659, 070946, 080642, 080930, 100204, 110227, 140185, 210649, except as expressly modified by the Thirteenth Amendment, are not affected by the Thirteenth Amendment and apply equally to the Thirteenth Amendment

Section 4. That the Council hereby finds that:

- a. The Redevelopment Area as a whole is a conservation area, as defined in Section 99.805 of the Act, has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.
- b. The Redevelopment Plan, as amended by the Thirteenth Amendment, conforms to the comprehensive plan for the development of the City as a whole, The KC Spirit Playbook.
- c. The areas selected for Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project Improvements.
- d. The estimated dates of completion of the Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Plan, as amended by the Thirteenth Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project within the Redevelopment Area.
- e. The Redevelopment Plan, as amended by the Thirteenth Amendment, includes a plan for relocation assistance for businesses and residences.

- f. A cost-benefit analysis showing the impact of the Plan, as amended by the Thirteenth Amendment, on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act.
- g. The Redevelopment Plan, as amended by the Thirteenth Amendment, does not include the initial development or redevelopment of any gambling establishment.
- h. A study has been completed and the findings of such study satisfy the requirements provided under Section 99.810, RSMo.

Section 5. That the Commission is authorized to issue obligations in one or more series of bonds secured by the Southtown Corridor/31st & Baltimore Tax Financing Plan Account of the Special Allocation Fund to finance Redevelopment Project Costs identified by the Plan, as amended by the Thirteenth Amendment, and, subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Commission determines, to enter into such contracts and take all such further actions as are reasonably necessary to achieve the objectives of the Plan, as amended by the Thirteenth Amendment. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 to 99.865 of the Act, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 6. That pursuant to the provisions of the Redevelopment Plan, the City Council approves the pledge of all payments in lieu of taxes and economic activity taxes generated within Redevelopment Projects that are deposited into the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to the payment of Redevelopment Project Costs and authorizes the Commission to pledge such funds on its behalf.

Section 7. That the City Clerk is hereby directed to send copies of this ordinance to Jackson County, Missouri.



Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

DEC 11 2025

Date Passed

Approved as to form:

Emalea Kohler

Associate City Attorney