



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-6077

Submitted Department/Preparer: City Manager's Office

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the Chouteau I-35 Tax Increment Financing Plan and the termination of the designation of the Redevelopment Project Areas 3 and 4 described therein; acknowledging that the twenty-three-year statutory periods for the capture of tax increment allocation financing within Redevelopment Project Areas 1, 2, and 3 have expired; declaring as surplus of those funds within the special allocation fund(s) established in connection with such Redevelopment Project Areas 1, 2, 3, and 4; dissolving the special allocation fund(s) established in connection with Redevelopment Project Areas 1, 2, 3, and 4; and directing the City Clerk to send copies of this ordinance to Clay County.

Discussion

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

April 23, 1998, the City Council passed Ordinance No. 980426, which accepted the recommendations of the Commission and approved the Chouteau I-35 Tax Increment Financing Plan (the "Redevelopment Plan" or "Plan"), designated the Redevelopment Area described therein to be a Blighted Area (the "Redevelopment Area"); and

Redevelopment Plan has been amended nine times by Ordinance No. 020784 on July 18, 2002, by Ordinance No. 030022 on January 16, 2003, by Ordinance No. 040097 on February 2, 2004, by Ordinance No. 060324 on March 30, 2006, by Committee

Substitute for Ordinance No. 070995 on October 4, 2007, by Ordinance No. 080141 on February 28, 2008, by Ordinance No. 130109 on March 7, 2013, by Ordinance No. 200203 on March 26, 2020, and by Ordinance No. 220751 on July 14, 2022; and

Redevelopment Plan, as amended, contemplates the designation of multiple redevelopment project areas, including Redevelopment Project Area 1 as designated by Ordinance No. 980427, Redevelopment Project Area 2 as designated by Ordinance No. 980428, Redevelopment Project Area 3 as designated by Ordinance No. 980429, as amended, Redevelopment Project Area 4 as designated by Ordinance No. 020786; and

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

All redevelopment project costs described by the Redevelopment Plan have been paid; and

Commission has been duly constituted and its members appointed pursuant to Section 99.820.3 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 September 10, 2025, and adopted its Resolution No. 9-4-25 (the "Resolution") recommending to the City Council that it terminate the Redevelopment Plan and the designation of the Redevelopment Area described therein, acknowledge the expiration of tax increment financing within Redevelopment Project Area 1 and Redevelopment Project Area 2 described by the Plan, terminate the designation of each of Redevelopment Project Area 3 and Redevelopment Project Area 4 described by the Redevelopment Plan and by Ordinance No. 980429, as amended, and Ordinance No. 020786, respectively, declare as surplus all funds within the special allocation fund(s) established in connection with the Redevelopment Project Areas, and dissolve the special allocation fund(s) established in connection with the Redevelopment Project Areas; NOW THEREFORE,

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
n/a
3. How does the legislation affect the current fiscal year?
Surplus funds in accordance with TIF Act.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Project areas will no longer redirect tax increments in future years.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

n/a

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

This legislation does not appropriate city funds.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.
 - Increase and support local workforce development and minority, women, and locally owned businesses.
 - Create a solutions-oriented culture to foster a more welcoming business environment.
 - Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
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Prior Legislation

The Redevelopment Plan was approved on April 23, 1998, By ordinance 980426. the Redevelopment Plan was amended by 020784 on July 18, 2002, by Ordinance No. 030022 on January 16, 2003, by Ordinance No. 040097 on February 2, 2004, by Ordinance No. 060324 on March 30, 2006, by Ordinance No. 070995 on October 4,

2007, by Ordinance No. 080141 on February 28, 2008, by Ordinance No. 130109 on March 7, 2013, by Ordinance No. 200203 on March 26, 2020 and by Ordinance No. 220751 on July 14, 2022

Service Level Impacts

None identified

Other Impacts

1. What will be the potential health impacts to any affected groups?
None identified.
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
Ending TIF Plan early to stop redirection of taxes.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)