



File #: 250892

ORDINANCE NO. 250892

Approving the recommendations of the Tax Increment Financing Commission of Kansas City, Missouri as to the Columbus Park Tax Increment Financing Plan and approving the Columbus Park Tax Increment Financing Plan.

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. 230524, passed on June 22, 2023, created the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”); and

WHEREAS, the Columbus Park Tax Increment Financing Plan (the “Redevelopment Plan”) was proposed to the Commission; and

WHEREAS, the Redevelopment Plan provides for the construction: of (1) new for-sale detached and attached housing in the Columbus Park Neighborhood, comprised of approximately 158 units of single-family homes and townhomes with related parking spaces and infrastructure improvements, including the remediation of site conditions to protect existing infrastructure and to remove environmental issues from previous ownerships (the “Project Improvements”); and (2) construction or reconstruction of public infrastructure improvements, including, but not limited to sanitary and storm sewer, utilities, sidewalks, streets, alleys, and any other required or desired infrastructure, that support and enhance the Project Improvements (collectively, the “Public Improvements”); and

WHEREAS, the proposed Redevelopment Area described by the Redevelopment Plan in which the Project Improvements and Public Improvements shall be constructed is located in an area that is generally bounded by East 3rd Street to the north, Gillis Street on the East, East 5th Street on the south, and Cherry Street on the West in Kansas City, Jackson County, Missouri; and

WHEREAS, after all proper notice was given, the Commission met in a public hearing regarding the Redevelopment Plan at 9:45 AM on September 10, 2025, at which time, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 9-7-25 (the “Resolution”) recommending to the City Council the approval of the Redevelopment Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Council hereby approves the recommendations of the Commission concerning the Redevelopment Plan as set forth in the Resolution.

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 following described area is hereby designated the Redevelopment Area:

Lot 1, Block 1, Columbus Park Phase 1, a subdivision in Kansas City, Jackson County, Missouri; and

Lot 1, Block 4, Columbus Park Phase 1, a subdivision in Kansas City, Jackson County, Missouri; and

Lot 2, Block 5, Columbus Park Phase 1, a subdivision in Kansas City, Jackson County, Missouri; and

All that part of Tract B, Columbus Park Phase 1, a subdivision in Kansas City, Jackson County, Missouri, described as follows: Beginning at the Southwesterly corner of Lot 2, Block 5, said Columbus Park Phase 1; thence North 75 degrees 47 minutes 38 seconds East, along the Northerly line of said Tract B, 150.16 feet, to the Easterly line of said Tract B; thence South 14 degrees 37 minutes 00 seconds East, along said Easterly line, 4.89 feet; thence continuing along the Easterly and Southeasterly lines of said Tract B on a curve to the right with a radius of 15.00 feet and a central angle of 90 degrees 24 minutes 38 seconds, an arc distance of 23.67 feet; thence South 75 degrees 47 minutes 38 seconds West, along the Southerly line of said Tract B, 135.07 feet, to the Southerly prolongation of the Westerly line of said Lot 2; thence North 14 degrees 34 minutes 22 seconds West, along said Southerly prolongation, 20.00 feet, to the point of beginning, known as Tract B2 on Certificate of Survey filed 08/05/2015 as Document No. 2015E0070325; and

Tract I:

All that part of Lots 4, 5 and 6, Block 53, East Kansas, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, described as follows: Beginning on the North line of 5th Street, 47-1/3 feet Easterly from the Southwest corner of Lot 6, Block 53 of said East Kansas; thence Easterly along the North line of 5th Street, 47-1/3 feet; thence at right angles and Northwesterly 140 feet; thence at right angles and Southwesterly 94-2/3 feet to the East line of Holmes Street; Thence Southeasterly along the East Line of Holmes Street 12 Feet; thence Northeasterly and parallel to the North line of 5th Street, 47-1/3 feet; thence Southeasterly 128 feet to the Point of Beginning.

EXCEPT the South 2 feet of the West 47 1/3 feet of the North 22 feet of Lot 4, Block 53, East Kansas, a subdivision in Kansas City, Jackson County, Missouri; and

Tract II:

The West 47 1/3 feet of the South 30 feet of Lot 4 and the West 47 1/3 feet of Lots 5 and 6, Block 53, East Kansas, a subdivision in Kansas City, Jackson County, Missouri; and

Tract III:

The East 47 1/3 feet of the South 40 feet of Lot 4 and the East 47 1/3 feet of Lots 5 and 6, Block 53, East Kansas, a subdivision in Kansas City, Jackson County, Missouri; and

All that port of Guinotte Manor, a subdivision of land in the City of Kansas City, Jackson County, Missouri, more particularly described as follows:

Commencing at the northwest corner of Block 1, said Guinotte Manor; thence N 75° 41' 20" E, along the north line of said Block 1, a distance of 413.21 feet, to the Point of Beginning; thence S 14° 18' 39" E, a distance of 84.97 feet; thence S 75° 4' 21" W, a distance of 108.92 feet; thence S 14° 18' 39" E, a distance of 325.02 feet to a point on the South line of said Guinotte Manor; thence N 75° 41' 20" E along said South line, a distance of 397.26 feet; thence N 14° 34' 41" E, a distance of 12.50 feet; thence N 75° 41' 20" E, a distance of 96.10 feet, to the southwest corner of Lot 4, Guinotte Manor Replat, a subdivision in Kansas City, Jackson County, Missouri; thence N 14° 18' 39" W, along the west line of said Guinotte Manor Replat, a distance of 397.49 feet to a point on the north line of said Guinotte Manor; thence S 75° 41' 20" W, along said north line, a distance of 384.38 feet to the point of beginning; and

All that part of Guinotte Manor, a subdivision of land in the City of Kansas City, Jackson County, Missouri, more particularly described as follows:

Beginning at the Northwest corner of Block 1, said Guinotte Manor; thence N 75° 41' 20" E, along the north line of said Guinotte Manor, a distance of 413.21 feet; thence S 14° 18' 39" E, a distance of 84.97 feet; thence S 75° 41' 21" W, a distance of 108.92 feet; thence S 14° 18' 39" E, a distance of 325.02 feet to a point on the south line of said Guinotte Manor; thence S 75° 41' 20" W, along said South line, a distance of 302.14 feet to the Southwest corner of said Block 1, thence N 14° 36' 40" W along the West line of said Block 1, a distance of 410.00 feet to the point of beginning.

Section 4. That the City Council hereby finds that:

- a) The Redevelopment Area as a whole is a blighted area, and 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 sets forth in writing a general description of the program to be undertaken to accomplish the objectives of the Redevelopment Plan and includes the estimated redevelopment project costs, the anticipated sources of funds to pay the costs, evidence of the commitments of finance the project costs, the anticipated type and term of the sources of funds to pay costs, the anticipated type and terms of the obligations to be issued, the most recent equalized assessed valuation of the property within the Redevelopment Area which is to be subjected to payments in lieu of taxes and economic activity taxes, an estimate as to the equalized assessed valuation after implementation of the improvements contemplated by the Redevelopment Plan, and the general land uses to apply in the Redevelopment Area;
- c) The Redevelopment Plan conforms to the comprehensive plan for the development of the City of Kansas City as a whole, the KC Spirit Playbook, as well as the Greater Downtown Area Plan;
- d) The areas selected for the Redevelopment Project described by the Redevelopment Plan (the "Redevelopment Project Areas") includes only those parcels of real property and improvements thereon which will be substantially benefited by the Public Improvements and Project Improvements;
- e) The estimated dates of completion of the respective Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Redevelopment Plan, and are not more than twenty-three (23) years from the passage of any ordinance approving a Redevelopment Project authorized by the Redevelopment Plan and located within the Redevelopment Area;
- f) A plan has been developed for relocation assistance for businesses and residences;
- g) A cost-benefit analysis showing the impact of the implementation of the Redevelopment Plan on each taxing district at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act;
- h) The Redevelopment Plan does not include the initial development or redevelopment of any gambling establishment; and
- i) The Plan provides for the redirection of 75% of the payments in lieu of taxes ("PILOTS") collected on an annual basis in the Redevelopment Project Areas for funding of Redevelopment Project Costs and 25% of the PILOTS collected on an annual basis in the Redevelopment Project Areas to be paid to the Taxing Districts

according to their respective levy rates. The Plan does not provide for the collection nor allocation of Economic Activity Taxes in the Redevelopment Project Areas.

- j) The Plan provides that 75% of the captured PILOTS from all six Redevelopment Project Areas will be made available to pay or reimburse eligible Redevelopment Project costs incurred and shared by both Redevelopers.
- k) The Plan provides that prevailing wage be waived pursuant to Section 3-622(e) for the construction of the residential Project Improvements. Prevailing wage will be applicable to the construction of the Public Improvements.

Section 5. That the Commission is authorized to issue obligations in one or more series of bonds secured by the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to finance Redevelopment Project Costs 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 undertake all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan, as amended, pursuant to the power delegated to it in the Enabling Ordinances. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 through 99.865, RSMo, 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 shall send a copy of this ordinance to the County Clerk and County Commission of Jackson County, Missouri.



Authenticated as Passed

Quinton L. Mayor

Marilyn Sanders, City Clerk

OCT 23 2025

Date Passed

Approved as to form:

Emalea Kohler for
Emalea Kohler
Associate City Attorney