



File #: 260218

ORDINANCE NO. 260218

Approving the 25 Campbell PIEA General Development Plan on approximately 2.32 acres, as more particularly described in Exhibit A attached hereto (the “Planning Area”), and declaring said area to be an undeveloped industrial area and in need of development and rehabilitation pursuant to the Planned Industrial Expansion Law; and authorizing tax abatement. (CD-CPC-2025-00191)

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (the “Authority”) did prepare or cause to be prepared the 25 Campbell PIEA General Development Plan and, on November 20, 2025, did pass Resolution No. 2378 which recommended that the Council approve the finding of the existence of an undeveloped industrial area and approve the General Development Plan for the area; and

WHEREAS, the City Plan Commission has reviewed and recommended approval of the finding of the existence of an undeveloped industrial area for the 25 Campbell PIEA General Development Plan on January 7, 2026, as evidenced by its disposition of the case and its written recommendations submitted to the City; and

WHEREAS, Section 100.400, RSMo, authorizes the Council to make a finding that an area is an undeveloped industrial area and approve a general development plan for such area if the Council finds that the plan is feasible and in conformity with the general plan for the development of the community as a whole; and

WHEREAS, City Code § 74-6 provides guidelines on the City’s use of abated and exempted real property taxes in funding economic development projects; and

WHEREAS, § 74-6(c) provides that notwithstanding the guidelines set forth therein, the Council retains its discretion to authorize the capture and redirection, or abatement or exemption, in whole or in part, of ad valorem real property taxes to the full extent authorized by any provision of law for projects that support affordable housing and extremely affordable housing by meeting the requirements of § 74-11; and

WHEREAS, the Plan contemplates Projects that comply with Code § 74-6(c) in that they support affordable housing and extremely affordable housing by meeting the requirements of § 74-11; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares the Planning Area, located on approximately 2.32 acres generally bordered by E. 25th Street on the north, E. 26th Street on the south, Campbell Street to the east, and public right-of-way to the west, to be an undeveloped industrial area as defined in Section 100.310, RSMo, and more specifically finds that there is a predominance of defective and inadequate location of physical improvements, contains vacant industrial parcels of land not used economically, presence of conditions which retard economic or social growth, and presence of conditions which create economic waste and social liabilities and represent an inability to pay reasonable taxes to the detriment and injury to the public health, safety, morals, and welfare.

Section 2. That the 25 Campbell PIEA General Development Plan prepared by the Authority and recommended to the Council is intended to and shall affect and be applicable to only the real property specifically described in Section 1 above and Exhibit A attached hereto and is hereby approved. A copy of said General Development Plan is attached to this ordinance and is made a part hereof.

Section 3. That the Council has duly made the findings necessary for compliance with Section 100.300-100.620, RSMo.

Section 4. That the General Development Plan is hereby found to be feasible and in conformance with the general plan for the development of the community as a whole.

Section 5. That the ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, are hereby extended to the Planning Area to the extent and in the manner as provided for in said General Development Plan, and subject to the execution of a development agreement with the Planned Industrial Expansion Authority of Kansas City, Missouri, and the developer.

Section 6. That pursuant to § 74-6(c) the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by Section 100.570, for projects in the Plan that support affordable housing and extremely affordable housing by meeting the requirements of § 74-11.

I hereby certify that as required by Chapter 100, RSMo, as amended, all public notices have been given and public hearings held, as required by law.



Authenticated as Passed

[Signature]

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

FEB 26 2026

Date Passed

[Signature]

Secretary, City Plan Commission

Approved as to form:

[Signature] for

Emalea Kohler
Associate City Attorney