

ORDINANCE NO. [R-2020-00134]

Approving the 9th and Grand PIEA General Development Plan on two adjoining Jackson County tax parcels and the intervening alleyway, a 0.41 acre area generally encompassing the southern portion of the block bounded by Grand Boulevard on the east, E. 9th Street on the south, Walnut Street on the west, and E. 8th Street on the north and located in the north/central portion of the CBD neighborhood; declaring such areas to be blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Law, Sections 100.300-100.620, RSMo; and authorizing tax abatement.

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (the "Authority") did prepare or cause to be prepared the 9th and Grand PIEA General Development Plan ("General Development Plan") for the 9th and Grand PIEA Planning Area (the "Area"); and

WHEREAS, the Area is approximately 0.41 acres generally encompassing the southern portion of the block bounded by Grand Boulevard on the east, E. 9th Street on the south, Walnut Street on the west, and E. 8th Street on the north and located in the north/central portion of the CBD neighborhood in Kansas City, Missouri; all of which is more specifically described by legal description attached as Exhibit A; and

WHEREAS, on November 21, 2019, the Authority adopted Resolution No. 2093 approving the General Development Plan subject to recommendations of the City Plan Commission, finding the Area obsolete, decadent, blighted, substandard, and insanitary pursuant to Article VI, Section 21 and Article X, Section 7 of the Missouri Constitution, finding the Area blighted, insanitary and an undeveloped industrial area pursuant to Section 100.310, RSMo, and approving and recommending to the City Council that the Area be so designated; and

WHEREAS, on February 4, 2020, the City Plan Commission reviewed the General Development Plan and the Qualification Analysis that was prepared for the Area and recommended approval of the General Development Plan and a finding of the Area as a Blighted Area and found the General Development Plan to be in conformance with the general plan for the development of the community as a whole; and

WHEREAS, Section 100.400, RSMo, authorizes the Council to approve the General Development Plan and a designation of a blighted 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;

WHEREAS, on October 6, 2016, the City did pass Second Committee Substitute for Ordinance No. 160383, as amended, which enacted guidelines on the City's use of abated and exempted real property taxes in funding economic development projects; NOW, THEREFORE, NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares the Area to be a blighted area in need of industrial development as defined in Section 100.310, RSMo, which constitutes an economic or social liability or a serious and growing menace, which is injurious to the public health, safety, morals, economy and welfare of the residents of Kansas City, and finds that the elimination or prevention of the detrimental conditions in such area by the commercial development of such area is necessary and in the interest of the public health, safety, morals, economy and welfare of such residents.

Section 2. That the General Development Plan for the Area 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 the attached Exhibit A and is hereby approved. A copy of the General Development Plan is attached to this ordinance as Exhibit B 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, and as supplemented in Second Committee Substitute for Ordinance No. 160383, as amended, are hereby extended to the 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 Authority and the developer.

I hereby certify that as required by Chapter 100, RSMo, as amended, the foregoing ordinance was duly advertised and all public notices have been given and public hearings held, as required by law.



Authenticated as Passed


Quinton Lucas, Mayor


Marilyn Sanders, City Clerk
MAR 05 2020

Date Passed


Secretary, City Plan Commission

Approved as to form and legality:


Katherine Chandler
Assistant City Attorney