FIRST AMENDMENT TO THE METRO NORTH MALL

GENERAL DEVELOPMENT PLAN

KANSAS CITY, MISSOURI

Planned Industrial Expansion Authority Approval:

July 17, 2025	**2364**
Date	**Resolution No.**

City Council Approval:

Date	**Ordinance No.**

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METRO NORTH MALL
GENERAL DEVELOPMENT PLAN

I. INTRODUCTION

The Planned Industrial Expansion Authority of Kansas City, Missouri is a public body created pursuant to Ordinance No. 34677 ("PIEA" or the "Authority") adopted by the City Council of Kansas City, Missouri (the "City Council") on February 9, 1968, in accordance with Section 100.300-100.620 RSMo. (the "PIEA Law"). Pursuant to the PIEA Law, the PIEA approved a General Development Plan for the Metro North Mall ("Plan") and the City Council approved the Plan in Ordinance No. 100283 on May 20, 2010. The Plan may be amended with the approval of the PIEA and the City Council. The PIEA and the City Council have determined it to be in the public interest to modify the section setting the estimated time for completion of the Plan. To the extent the Plan varies with this First Amendment, this First Amendment shall control and the Plan shall be amended and superseded.

II. PLAN TEXT AMENDMENT

The Plan is hereby amended by deleting the existing language under the section titled "Estimated Completion Time" on page 37 and replacing it with:

> "The estimated completion time is hereby extended for twenty (20) years from the date of the passage of the Ordinance approving this First Amendment of the Plan by the City Council and will require the amendment of the Plan and approval by the Planned Industrial Expansion Authority and the City Council after the 20-year time limit has expired."

The Plan is hereby amended by adding the following language to end of the Section titled "Tax Abatement" on pages 28-29:

> "All Projects considered by the PIEA Board in relation to the Plan shall adhere to the provisions outlined in Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance 200497, as amended."

The Plan is hereby amended by adding the following language to end of the Section titled "Developer's Obligations" on page 30:

> "Any Company or Developer will comply and will cause its contractors to comply, with all Federal, State, and local statutes, regulations, executive orders, and ordinances, including, but not limited to, Title VI of the Civil Rights Act of 1964 and the Affirmative Action, MBE/WBE, Construction Workforce, and Prevailing Wage requirements outlined in Code Chapter 3, Art. IV, as well as the non-discrimination requirements in in Code Chapter 38, Art. III for any Project.

All Projects considered by the PIEA Board in relation to the Plan shall adhere to the provisions outlined in Code section 74-11, Affordable Housing Set Aside.

All Projects considered by the PIEA Board in relation to the Plan shall adhere to the provisions outlined in Code section 74-12, Incentivized Project Construction Timeline, reaching substantial completion within three years of the incentive approval date. This timeline may be extended by the City Council."