



Legislation Details (With Text)

File #: 250829 **Version:** 1 **Name:**
Type: Ordinance **Status:** Passed
File created: 9/11/2025 **In control:** Council
On agenda: 10/16/2025 **Final action:** 10/16/2025
Title: Sponsor: City Planning and Development Department

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the designation of Redevelopment Project Area 4 (“Project Area 4”), Redevelopment Project Area 5 (“Project Area 5”), Redevelopment Project Area 6 (“Project Area 6”) of the 1200 Main/South Loop Tax Increment Financing Plan; declaring as surplus those funds within the special allocation fund(s) established in connection with each of Project Area 4, Project Area 5, and Project Area 6; dissolving the special allocation fund(s) established in connection with such Redevelopment Project Areas; and directing the City Clerk to send copies of this ordinance to Jackson County.

Sponsors: City Manager's Office

Indexes:

Code sections:

Attachments: 1. 1200 Main - Term - Docket Memo, 2. 250829 - 1200 Main TIF - Term RPAs 4 5 6 10.14.2025, 3. Authenticated Ordinance 250829

Date	Ver.	Action By	Action	Result
10/16/2025	1	Council	Passed	Pass
10/14/2025	1	Finance, Governance and Public Safety Committee	Adv and Do Pass	
9/30/2025	1	Finance, Governance and Public Safety Committee	Hold on Agenda	
9/18/2025	1	Council	referred	

ORDINANCE NO. 250829

Sponsor: City Planning and Development Department

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the designation of Redevelopment Project Area 4 (“Project Area 4”), Redevelopment Project Area 5 (“Project Area 5”), Redevelopment Project Area 6 (“Project Area 6”) of the 1200 Main/South Loop Tax Increment Financing Plan; declaring as surplus those funds within the special allocation fund(s) established in connection with each of Project Area 4, Project Area 5, and Project Area 6; dissolving the special allocation fund(s) established in connection with such Redevelopment Project Areas; and directing the City Clerk to send copies of this ordinance to Jackson County.

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. 140823, as amended on, June 18, 2015 and 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, on March 4, 2004, the City Council passed Ordinance No. 040154, which accepted the recommendations of the Commission and approved the 1200 Main/South Loop Tax Increment Financing Plan (the “Redevelopment Plan”) and designated the Redevelopment Area described therein to be a Blighted Area (the “Redevelopment Area”); and

WHEREAS the Redevelopment Plan has been amended nine (9) times by Ordinance No. 040738 on July 17, 2004, by Ordinance No. 041244 on November 9, 2004, by Ordinance No. 051060 on March 30, 2006, by Ordinance No. 051532 on May 11, 2006, by Ordinance No. 070502 on April 26, 2007, by Committee Substitute for Ordinance No. 070950 on October 11, 2007, by Committee Substitute for Ordinance No. 071171 on December 13, 2007, by Ordinance No. 140530, as amended on August 14, 2014, and by Ordinance No. 170530 on August 10, 2017; and

WHEREAS, the Redevelopment Plan, as amended, contemplates the designation of multiple redevelopment project areas, including Project Area 4 as designated by Committee Substitute for Ordinance No. 040158, Project Area 5 as designated by Committee Substitute for Ordinance No. 040159, and Project Area 6 as designated by Committee Substitute for Ordinance No. 040160 (collectively, the “Redevelopment Project Areas”); and

WHEREAS, the Commission has been duly constituted and its members appointed pursuant to Section 99.820.2 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 termination of the designation of each of the Redevelopment Project Areas, closed said public hearing on July 9, 2025, and adopted its Resolution No. 7-3-25 (the “Resolution”) recommending to the City Council the termination of the designation of Project Area 4 as designated by Committee Substitute for Ordinance No. 040158, Project Area 5 as designated by Committee Substitute for Ordinance No. 040159, and Project Area 6 as designated by Committee Substitute for Ordinance No. 040160, which, in each instance, shall require that all funds on deposit in the Special Allocation Fund(s) established in connection with Project Area 4, Project Area 5, and Project Area 6 be declared surplus and distributed to the affected taxing districts, in accordance with the Act; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Commission concerning the termination of the designation of Project Area 4 described by the 1200 Main/South Loop Tax Increment Financing Plan and by Committee Substitute for Ordinance No. 040158, Project Area 5 described by the 1200 Main/South Loop Tax Increment Financing Plan and by Committee Substitute for Ordinance No. 040159, and Project Area 6 described by the 1200 Main/South Loop Tax Increment Financing Plan and by Committee Substitute for Ordinance No. 040160, as set forth in Resolution No. 7-3-25 are hereby accepted, and the designation of each such Redevelopment Project Area is hereby terminated.

Section 2. That all funds within any Special Allocation Fund(s) established in connection with each such Redevelopment Project Area are hereby declared as surplus and shall be distributed in accordance with the Act and the provisions of this ordinance.

Section 3. That following the distribution of the surplus funds, the Special Allocation Fund(s) for

Project Area 4, Project Area 5, and Project Area 6 of the 1200 Main/South Loop Tax Increment Financing Plan shall be dissolved.

Section 5. That the City Clerk is hereby directed to send copies of this ordinance to Jackson County.

Approved as to form:

Emalea Kohler
Associate City Attorney