



Legislation Text

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File #: 260282, Version: 1

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ORDINANCE NO. 260282

Sponsor: City Manager's Office

Waiving certain requirements of City Code Chapter 3 for 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 on September 10, 2025, which approved Resolution No. 9-7-25 recommending to the City Council the approval of the Redevelopment Plan; and

WHEREAS, on October 23, 2025, the City Council passed Ordinance No. 250892 approving the recommendations of the Commission and approving the Columbus Park Tax Increment Financing Plan; 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, 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 (the "Public Improvements", collectively the "Improvements"); and

WHEREAS, the City desires to encourage the redevelopment and revitalization of the Columbus Park neighborhood for the purpose of realizing public benefits that include, among other things, (i) the creation of new housing units, (ii) repair or replacement of aging public infrastructure, (iii) promoting economic development in the area of the City which this Redevelopment Plan is located, (iv) catalyzing additional investment in and further redevelopment and rehabilitation of the area of the City in which the Redevelopment Plan is located, and (v) furthering the City's policy of encouraging economic stability and growth; and

WHEREAS, the Developers have informed the City that full compliance with the City's Minority and Women Business Enterprise policy will not allow them to complete the Improvements; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. To the extent that the requirements are triggered by the Redevelopment Plan, Code §§ 3-421 - 3-469, Minority and Women's Business Enterprises, (the "MBE/WBE Requirements") are hereby waived for purposes of the Projects Improvements only of the Redevelopment Plan. The MBE/WBE requirements shall continue to apply to the Public Improvements.

Section 2. Nothing in this ordinance shall waive any Affirmative Action, Minority and Women's Business Enterprises, Prevailing Wage, or Quality Services Assurance Act requirement, or other City Code requirement, that may be made applicable as part of any other incentive or program other than the Redevelopment Plan.

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Approved as to form:

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Emalea Kohler  
Associate City Attorney