File #: 260898, **Version:** 1

ORDINANCE NO. 260898

Sponsor: Director of 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 19th Terrace & Central Tax Increment Financing Plan; and acknowledging that the twenty-three statutory periods for the capture of tax increment financing within Redevelopment Project Areas 6, 7, 10, 11, and 13 have expired; terminating the designation of Redevelopment Project Areas 6, 7, 8, 9, 10, 11, and 13; declaring as surplus those funds within the special allocation fund established in connection with such Redevelopment Project Area; dissolution of the special allocation fund; and directing the City Clerk to send copies of this ordinance to Jackson County.

FINANCE COMMITTEE recommends "Advance and Do Pass, Consent."

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, Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, and by Committee Substitute for Ordinance No. 240045, passed on March 21, 2024, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on June 3, 1999, the City Council passed Ordinance No. 990702, which accepted the recommendations of the Commission and approved the 19th Terrace & Central 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 was amended four times; the First Amendment to the Redevelopment Plan by Ordinance No. 000778 passed on June 15, 2000, the Second Amendment to the Redevelopment Plan by Ordinance No. 040871 passed on August 5, 2004, the Third Amendment to the Redevelopment Plan by Ordinance No. 070088 passed on February 1, 2007, and the Fourth Amendment to the Redevelopment Plan by Ordinance No. 200013 passed on January 16, 2020; and

WHEREAS, Redevelopment Project Areas 1, 4, 5, 14, 16 were never activated; and

WHEREAS, Redevelopment Project Areas 2a, 2b, 2c, 3, 12, 15, 17, and 18 were terminated by Ordinance No. 200013; and

WHEREAS, the Redevelopment Plan contemplates the designation of multiple redevelopment project areas, including Redevelopment Project Area 6 as designated by Ordinance No. 990705, Redevelopment Project Area 7 as designated by Ordinance No. 990706, Redevelopment Project Area 8 as designated by Ordinance No. 990707, Redevelopment Project Area 9 as designated by Ordinance No. 990708, Redevelopment Project Area 10 as designated by Ordinance No. 990709, Redevelopment Project Area 11 as designated by Ordinance No. 000779, Redevelopment Project Area 13 as designated by Ordinance No. 990711; and

WHEREAS, the twenty-three-year periods for the capture of tax increment allocation financing have expired within Redevelopment Project Areas 6, 7, 10, 11, and 13 of the Redevelopment Plan; 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 Redevelopment Plan, closed said public hearing on July 8, 2026, and adopted its Resolution No. 7-2-26 (the "Resolution") recommending to the City Council the termination of the Redevelopment Plan, the termination of the designation of Redevelopment Project Area 8 and 9 described therein and by Ordinance No. 990707 and 990708, and acknowledging the expiration of Redevelopment Project Area 6, 7, 10, 11, and 13 described therein and by Ordinance No. 990705, 990706, 990709, 000779, and 990711, which shall require that all funds on deposit in the Special Allocation Fund(s) established in connection with such Redevelopment Project Area 6, 7, 8, 9, 10, 11, and 13 be declared surplus and distributed to the affected taxing districts, in accordance with the Act, and NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Commission concerning the termination of the 19th Terrace & Central Tax Increment Financing Plan, and the designation of the Redevelopment Area described therein, as set forth in Resolution No. 4-9-26, are hereby accepted, and the 19th Terrace & Central Tax Increment Financing Plan and the designation of the Redevelopment Area described therein is hereby terminated.

Section 2. That the recommendations of the Commission concerning the termination of the designation of the Redevelopment Project Area 8 and 9, described by the 19th Terrace & Central Tax Increment Financing Plan and Ordinance No. 990707 and 990708, as set forth in Resolution No. 7-2-26 are hereby accepted, and the designation of each such Redevelopment Project Area is hereby terminated.

Section 3. That the Council hereby acknowledges that the twenty-three-year statutory periods for the capture of tax increment allocation financing with the Redevelopment Project Areas 6, 7, 10, 11, and 13 of the 19th Terrace & Central Tax Increment Financing Plan have expired, and the designation of Redevelopment Projects 6, 7, 10, 11, and 13 of the 19th Terrace & Central Tax Increment Financing Plan are hereby terminated.

Section 4. That all funds within any special allocation fund established in connection with Redevelopment Project Area 6, 7, 8, 9, 10, 11, and 13 are hereby declared as surplus and shall be distributed in accordance with the Act and the provisions of this ordinance.

Section 5. That following the distribution of the surplus funds, the special allocation fund for Redevelopment Project Area 6, 7, 8, 9, 10, 11, and 13 of the 19th Terrace & Central Tax Increment Financing Plan shall be dissolved.

Section 6. 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