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FIRST AMENDMENT TO THE
AMENDED AND RESTATED EAST
BANNISTER PIEA PLANNING
AREA

GENERAL DEVELOPMENT PLAN

KANSAS CITY, MISSOURI

Planned Industrial Expansion Authority Approval:

7/17/2025 _____ 2365 _____
Date Resolution No.

City Council Approval:

Date

Ordinance No.

**FIRST AMENDMENT
TO THE
AMENDED AND RESTATED PIEA PLANNING AREA
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 East Bannister PIEA Planning Area (“Plan”) and the City Council approved the Plan in Ordinance No. 170891 on November 9, 2017 and approved the Amended and Restated East Bannister General Development Plan in Ordinance No. 180471 on July 12, 2018. 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 Completion Date for completion of the Plan and renewing the powers of eminent domain in the Plan. To the extent this First Amendment to the Amended and Restated PIEA General Development Plan differs from the Amended and Restated East Bannister PIEA Plan, the First Amendment to the Amended and Restated East Bannister Plan shall control.

II. PLAN TEXT AMENDMENT

- a. The Plan is hereby amended by deleting the existing language under the section titled “Estimated Completion Time” on page 42 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 to the Amended and Restated East Bannister PIEA Plan by the City Council and will require an amendment of the Plan and approval by the Planned Industrial Expansion Authority and the City Council after the 20-year time limit has expired.”

- b. The Amended and Restated East Bannister PIEA Plan is hereby amended by deleting the existing language under the section titled “Eminent Domain” on page 41 and replacing with:

The PIEA has the statutory right to exercise the power of eminent domain to acquire any real property it deems necessary for a project or for its purposes under this law upon the adoption by the PIEA of a resolution declaring that the acquisition of the real property described therein is necessary for such purposes.”

The PIEA may exercise the power of eminent domain within the First Amendment to the Amended and Restated Planning Area. The PIEA shall observe its approved standard procedures for consideration of such amendments, including notices to owners(s) and developer(s). Any use of eminent domain shall satisfy the requirements of Chapter 523, RSMo.

- c. The Amended and Restated East Bannister PIEA Plan is hereby amending the existing language under the section titled “Tax Abatement” relating to Ordinance No. 160383 on page 31 and page 32 and replacing with:

All Projects considered by the PIEA Board in relation to the Plan shall adhere to the provisions outlined in City Code § 74-6, the Second Committee Substitute and thereby Amended (caps ordinance).

- d. The Amended and Restated East Bannister PIEA Plan is hereby amending and adding requirements relating to Title VI of the Civil Rights Act of 1964, Affirmative Action, MBE/WBE, Construction Workforce and Prevailing Wage and non-discrimination requirements:

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.

- e. The First Amendment to the Amended and Restated East Bannister PIEA Plan is hereby including requirements related to affordable housing through Ordinance No. 220700:

All Projects considered by the PIEA Board in relation to the Plan shall adhere to the provisions outlined in Code Section 74-11.

- f. The Amended and Restated East Bannister PIEA Plan is hereby requiring all projects receiving incentives pursuant to the Plan shall comply with Code Section 74-12.

All projects receiving incentives pursuant to the Plan shall comply with Code Section 74-12 and reach substantial completion within three years of the incentive approval date, or other time frame established by City Council.

- g. The Amended and Restated East Bannister PIEA Plan is hereby requiring all projects receiving incentives pursuant to the Plan comply with Ordinance No. 240276.

As it relates to Prevailing Wage, all Projects considered by the PIEA Board in relation to the Plan shall adhere to the provisions outlined in Code § 3-622.