I hereby certify that as required by Chapter 100, RSMo, as amended, all public notices have been given and public hearings held, as required by law.

City Plan Commission

Approved as to form:

Emalea Black
Associate City Attorney

Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

JAN 09 2025

Date Passed

414 E. 12th Street
Kansas City, MO
64106

File #: 241072

ORDINANCE NO. 241072

Approving The Block 138 PIEA General Development Plan and declaring the area in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620, on about 0.84 acres in an area generally bordered by W. 14th Street on the north, West Truman Road on the south, Main Street on the east, and Baltimore Avenue on the west. (CD-CPC-2024-00180)

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (the "Authority") did prepare or cause to be prepared the Block 138 PIEA General Development Plan and recommended that the Council approve the need for redevelopment and approve the Block 138 General Development Plan for the area; and

WHEREAS, the City Plan Commission has reviewed and recommended approval of the finding of an undeveloped industrial area for the Block 138 PIEA General Development Plan on December 4, 2024, as evidenced by its disposition of the case and its written recommendations submitted to the City; and

WHEREAS, Section 100.400, RSMo, authorizes the Council to make a finding that an area is in need of redevelopment and approve a general development plan for such area if the Council finds that the plan is feasible and in conformity with the general plan for the development of the community as a whole; and

WHEREAS, on October 6, 2016, the City did pass Second Committee Substitute for Ordinance No.160383, as amended, which enacted guidelines on the City's use of abated and exempted real property taxes in funding economic development projects; and

WHEREAS, Section 9 of Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance 200497, as amended, provides that notwithstanding the guidelines set forth therein, the Council retains its discretion to authorize the capture and redirection, or abatement or exemption, in whole or in part, of ad valorem real property taxes to the full extent authorized by any provision of law; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares the area of approximately 0.84 acres generally bordered by W. 14th Street on the north, West Truman Road on the south, Main Street on the east, and Baltimore Avenue on the west, and more specifically described on Exhibit A attached hereto and incorporated herein by reference, to be in need of redevelopment as defined in Section 100.310, RSMo, and more specifically finds that there is a predominance of insanitary and unsafe conditions, deterioration of site improvements, and/or the existence of conditions which endanger the life and property by fire and other causes in such planning area and, as a result of the predominance of those conditions the planning area in its present condition and use, constitutes an economic and social liability and a serious menace to public health, safety, morals and welfare.

Section 2. That the Block 138 PIEA General Development Plan prepared by the Authority and recommended to the Council is intended to and shall affect and be applicable to only the real property specifically described in Section 1 above and is hereby approved. A copy of said General Development Plan is attached to this ordinance and is made a part hereof.

Section 3. That the Council has duly made the findings necessary for compliance with Sections 100.300-100.620, RSMo.

Section 4. That the Block 138 PIEA General Development Plan is hereby found to be feasible and in conformance with the general plan for the development of the community as a whole.

Section 5. That the requirements of Code Section 74.11, affordable housing set aside, are hereby waived for any project in the Block 138 Plan that is already subject to alternative affordable housing requirements under an agreement with the City that was executed prior to August 18, 2022.

Section 6. That the ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, are hereby extended to the Block 138 PIEA General Development Plan area to the extent and in the manner as provided for in said Block 138 PIEA General Development Plan and subject to the execution of a development agreement with the Authority and the developer.

Section 7. That pursuant to Section 9 of Second Committee for Ordinance No. 160383, as amended, as modified by Section E of Second Committee Substitute for Ordinance No. 200497, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by Section 100.570, RSMo, with respect to any project in the Block 138 PIEA General Development Plan area located in a severely distressed census tract that has continuously maintained such status for not less than ten years immediately prior to the effective date of the request.