414 E. 12th Street
Kansas City, MO
64106

File #: 250595

ORDINANCE NO. 250595

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the Twelfth & Wyandotte Hotel Tax Increment Financing Plan and the termination of the designation of the Redevelopment Area; acknowledging that the twenty-three-year statutory period for the capture of tax increment allocation financing within Project 2 and 3 has expired; declaring as surplus those funds within the special allocation fund established in connection with such Redevelopment Area; dissolving the special allocation funds established in connection with Redevelopment Area; 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 December 10, 1992, the City Council passed Ordinance No. 921351, as amended, which accepted the recommendations of the Commission and approved the Twelfth & Wyandotte Hotel Tax Increment Financing Plan (the "Redevelopment Plan") and designated the Redevelopment Area described therein to be a Conservation Area (the "Redevelopment Area"); and

WHEREAS, the Redevelopment Plan has been amended three times by Ordinance No. 060100 on February 2, 2006, by Ordinance No. 060609 on June 8, 2006, and by Ordinance No. 070308 on March 22, 2007; and

WHEREAS, the Redevelopment Plan, as amended, contemplates the designation of multiple redevelopment project areas, including Redevelopment Project 2 as designated by Ordinance No. 921353, Redevelopment Project 3 as designated by Ordinance No. 921354, and Redevelopment Project 4 as designated by Ordinance No. 060117; and

WHEREAS, the twenty-three year statutory period for the capture of tax increment allocation financing within Projects 2 and 3 has expired; 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 May 14, 2025, and adopted its Resolution No. 5-2-25 (the "Resolution") recommending to the City Council the termination of the Redevelopment Plan and the termination of the designation of Redevelopment Project 4 descried therein and by Ordinance No. 060117, which shall require that all funds on deposit in the Special Allocation Fund(s) established in connection with such Redevelopment Project 4 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 Twelfth & Wyandotte Hotel Tax Increment Financing Plan and the designation of the Redevelopment Area described therein, as set forth in Resolution No.5-2-25, are hereby accepted, and the Twelfth & Wyandotte Hotel Tax Increment Financing Plan and the designation of the Redevelopment Area described therein are hereby terminated.

Section 2. That the recommendations of the Commission concerning the termination of the designation of the Redevelopment Project Area 4 described by the Twelfth & Wyandotte Hotel Tax Increment Financing Plan and Ordinance No. 060117, as set forth in Resolution No. 5-2-25 are hereby accepted, and the designation of such Redevelopment Project Area is hereby terminated.

Section 3. That the Council hereby acknowledges that the twenty-three-year statutory period for the capture of tax increment allocation financing within Project 2 (as described by the Twelfth & Wyandotte Hotel Tax Increment Financing Plan and by Ordinance No. 921353) and Project 3 (as described by the Twelfth & Wyandotte Hotel Tax Increment Financing Plan and by Ordinance No. 921354), and the designation of each such Redevelopment Area is hereby terminated.

Section 4. That all funds within any Special Allocation Fund(s) established in connection with the Redevelopment Area 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(s) for Redevelopment Area of the Twelfth & Wyandotte Hotel 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:

for Emalea Kohler
Associate City Attorney

Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

JUL 31 2025

Date Passed