



Legislation Details (With Text)

**File #:** 240922      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Passed  
**File created:** 10/10/2024      **In control:** Council  
**On agenda:** 11/21/2024      **Final action:** 12/12/2024  
**Title:** Sponsor: Councilmember Eric Bunch

Approving the First Amendment to the 39th and Main General Development Plan to amend the Estimated Completion Time of twenty years from passage of this Ordinance and affirming the findings of the City Council made when approving the Plan.

**Sponsors:** Eric Bunch, Crispin Rea

**Indexes:**

**Code sections:**

**Attachments:** 1. Docket Memo 240922, 2. First Amendment to 39th Main PIEA Plan(64253501.1), 3. PIEA Presentation 11.19.2024, 4. First Amendment to 39th & Main PIEA Plan 12.4.pdf, 5. Authenticated Ordinance 240922

Date	Ver.	Action By	Action	Result
12/12/2024	1	Council	Passed	Pass
12/5/2024	1	Council	Held on Docket	
11/21/2024	1	Council	Held on Docket	
11/19/2024	1	Neighborhood Planning and Development Committee	Adv and Do Pass	Pass
11/5/2024	1	Neighborhood Planning and Development Committee	Hold on Agenda	
10/22/2024	1	Neighborhood Planning and Development Committee	Hold on Agenda	
10/10/2024	1	Council	Move To Introduce	
10/10/2024	1	Council	referred	

ORDINANCE NO. 240922

Sponsor: Councilmember Eric Bunch

Approving the First Amendment to the 39th and Main General Development Plan to amend the Estimated Completion Time of twenty years from passage of this Ordinance and affirming the findings of the City Council made when approving the Plan.

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (PIEA) prepared and approved the 39th and Main General Development Plan (the “Plan”); and

WHEREAS, City Council approved Plan on January 12, 2006, with Ordinance No. 051513; and

WHEREAS, the Plan was never completed and now includes various examples of continuing need of industrial development in Section 100.310 RSMo; and

WHEREAS, there is historical difficulty with the pace of redevelopment within the Planning Area, as defined in the Plan; and

WHEREAS, despite its upside and economic potential, the Planning Area still includes a continuously disadvantaged census tract, an historic district and various examples of existing under-developed or poorly maintained buildings which require a comprehensive and coordinated long term development plan in partnership with the existing businesses and residents; and

WHEREAS, each industrial developer within the Planning Area has consented to the amendment of the Plan in accordance Section 100.400.1(10) RSMo; and

WHEREAS, the PIEA by Resolution No. 2330 dated August 15, 2024, recommended an amendment of the Plan to provide for an Estimated Completion Time of twenty years from the passage of this Ordinance by the City Council; and

WHEREAS, the City Council has reviewed PIEA Resolution No. 2330 and has reviewed the Plan and desires to amend the Plan to provide for an Estimated Completion Time of twenty years from the passage of this Ordinance; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the findings made in Sections 1, 3 and 4 of Ordinance No. 051513 are hereby affirmed.

Section 2. That the First Amendment to the General Development Plan for the 39th and Main PIEA Planning Area is hereby approved such that the Estimated Completion Time shall be twenty years from the passage of this ordinance. A copy of said plan is attached hereto and on file with the Office of the City Clerk.

Section 3. That the ad valorem tax exemption benefits as authorized in Section 100.570 RSMo. are hereby extended to the Planning Area, as defined in the Plan, to the extent and in the manner as provided for in said Plan and subject to the execution of a development agreement with the PIEA and the developer.

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Approved as to form:

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Emalea Black  
Associate City Attorney