



Legislation Details (With Text)

File #: 241061 **Version:** 2 **Name:**
Type: Ordinance **Status:** Passed
File created: 12/9/2024 **In control:** Council
On agenda: 2/27/2025 **Final action:** 2/27/2025
Title: Sponsor: City Manager’s Office
 COMMITTEE SUBSTITUTE

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the Country Club Plaza Tax Increment Financing Plan and the termination of the designation of Redevelopment Project Areas 1, 7, and 8 described therein; acknowledging that the twenty-three-year statutory period for the capture of tax increment allocation financing within Project Areas 1, 2, and 3 has expired; declaring as surplus those funds within the special allocation funds established in connection with Redevelopment Project Areas 1, 2, 3, 7, and 8; dissolving the special allocation funds established in connection with Redevelopment Project Areas 1, 2, 3, 7, and 8; authorizing the distribution of such surplus funds; estimating and appropriating the sum of \$2,900,000.00; and directing the City Clerk to send copies of this ordinance to Jackson County.

Sponsors: City Manager’s Office

Indexes:

Code sections:

Attachments: 1. Country Club Plaza TIF Plan - Termination - Docket Memo, 2. Country Club Plaza TIF Plan, termination, 3. 241061 cs to org ord-com, 4. Authenticated Ordinance 241061

| Date | Ver. | Action By | Action | Result |
|------------|------|---|-----------------------------|--------|
| 2/27/2025 | 1 | Council | Passed as Substituted | Pass |
| 2/25/2025 | 1 | Neighborhood Planning and Development Committee | Adv and Do Pass as Cmte Sub | Pass |
| 2/4/2025 | 1 | Neighborhood Planning and Development Committee | Hold on Agenda | |
| 1/7/2025 | 1 | Neighborhood Planning and Development Committee | Hold on Agenda | |
| 12/17/2024 | 1 | Neighborhood Planning and Development Committee | Hold on Agenda | |
| 12/12/2024 | 1 | Council | referred | |

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 241061

Sponsor: City Manager’s Office
COMMITTEE SUBSTITUTE

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the Country Club Plaza Tax Increment Financing Plan and the termination of the designation of Redevelopment Project Areas 1, 7, and 8 described therein; acknowledging that the twenty-three-year statutory period for the capture of tax increment allocation financing within Project Areas 1, 2, and 3 has expired; declaring as surplus those funds within the special allocation funds established in connection with Redevelopment Project Areas 1, 2, 3, 7, and 8; dissolving the special allocation funds established in connection with Redevelopment Project Areas 1, 2, 3, 7, and 8; authorizing the distribution of such surplus funds;

estimating and appropriating the sum of \$2,900,000.00; 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 April 17, 1997, the City Council passed Ordinance No. 970374, which accepted the recommendations of the Commission and approved the Country Club Plaza 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 has been amended four times by Ordinance No. 050351 on April 7, 2005, by Ordinance No. 060979 on September 28, 2006, by Ordinance No. 160332 on May 12, 2016, and by Committee Substitute for Ordinance No. 170056 on February 2, 2017; and

WHEREAS, the Redevelopment Plan, as amended, contemplates the designation of multiple redevelopment project areas, including Redevelopment Project Area 1 as designated by Committee Substitute for Ordinance No. 970375, Redevelopment Project Area 2 as designated by Ordinance No. 970376, Redevelopment Project Area 3, as designated by Committee Substitute for Ordinance No. 970377, Redevelopment Project Area 7 as designated by Ordinance No. 970381, and by Redevelopment Project Area 8 as designated by Ordinance No. 970382; and

WHEREAS, the twenty-three year statutory period for the capture of tax increment allocation financing within Project Areas 1, 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 October 9, 2024, and adopted its Resolution No. 10-7-24 (the “Resolution”) recommending to the City Council the termination of the Redevelopment Plan and the termination of the designation of each of the Redevelopment Project Areas described therein and in Committee Substitute for Ordinance No. 970375, Ordinance No. 970376, Committee Substitute for Ordinance No. 970377, Ordinance No. 970381, Ordinance No. 970382 which shall require that all funds on deposit in the Special Allocation Fund (s) established in connection with each such Redevelopment Project Area 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 Country Club Plaza Tax Increment Financing Plan, as set forth in Resolution No.10-7-24, are hereby accepted, and the Country Club Plaza Tax Increment Financing Plan is hereby terminated.

Section 2. That the recommendations of the Commission concerning the termination of the designation

of Redevelopment Project Area 1 described by the Country Club Plaza Tax Increment Financing Plan and by Committee Substitute for Ordinance No. 970375, Redevelopment Project Area 7 described by the Country Club Plaza Tax Increment Financing Plan and by Ordinance No. 970381, Redevelopment Project Area 8 described by the Country Club Plaza Tax Increment Financing Plan and by Ordinance No. 970382 (the “Redevelopment Project Areas”), as set forth in Resolution No.10-7-24 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 period for the capture of tax increment allocation financing within Redevelopment Project Area 1 (as described by the Country Club Plaza Tax Increment Financing Plan and by Committee Substitute for Ordinance No. 970375), Redevelopment Project Area 2 (as described by the Country Club Plaza Tax Increment Financing Plan and by Ordinance No. 970376), and Redevelopment Project Area 3 (as described by the Country Club Plaza Tax Increment Financing Plan and by Committee Substitute for Ordinance No. 970377), 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 each such Redevelopment Project 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 the Redevelopment Project Areas of the Country Club Plaza Tax Increment Financing Plan shall be dissolved.

Section 6. That revenue in the following account of the Capital Improvements Fund is hereby estimated in the following amount:

| | | |
|-----------------------|---------------------------|----------------|
| 25-3090-120000-480560 | Contribution-TIF District | \$2,900,000.00 |
|-----------------------|---------------------------|----------------|

Section 7. That the sum of \$2,900,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Capital Improvements Fund to the following account:

| | | |
|---------------------------|---------------------------------|-----------------|
| 25-3090-648046-B-64250003 | Country Club Plaza Improvements | \$2,900,000.00. |
|---------------------------|---------------------------------|-----------------|

Section 8. That the Director of City Planning and Development is hereby designated as requisitioning authority for Account No. 25-3090-648046-B-64250003.

Section 9. That the City Clerk is hereby directed to send copies of this ordinance to Jackson County.

Approved as to form:

Emalea Black
Associate City Attorney