Legislation Details (With Text)

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Type:	Ordinance			**Status:**	Passed
File created:	6/26/2025			**In control:**	Council
On agenda:	7/24/2025			**Final action:**	7/24/2025
Title:	Sponsor: Councilmember Crispin Rea Approving the 9th and Central PIEA General Development Plan on an irregular shaped site consisting of 4.42 acres, not including public rights of way, generally located within the area between 8th Street and 10th Street and between Broadway and Wyandotte, and declaring said area to be an undeveloped industrial area and in need of development and rehabilitation pursuant to the Planned Industrial Expansion Law; and authorizing tax abatement.				
Sponsors:	Crispin Rea				
Indexes:					
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Attachments:	1. Docket Memo 250527, 2. Authenticated Ordinance 250527				

Date	Ver.	Action By	Action	Result
7/24/2025	1	Council	Passed	Pass
7/22/2025	1	Finance, Governance and Public Safety Committee	Adv and Do Pass	
7/15/2025	1	Finance, Governance and Public Safety Committee	Hold on Agenda	
6/26/2025	1	Council	referred	

ORDINANCE NO. 250527

Sponsor: Councilmember Crispin Rea

Approving the 9th and Central PIEA General Development Plan on an irregular shaped site consisting of 4.42 acres, not including public rights of way, generally located within the area between 8th Street and 10th Street and between Broadway and Wyandotte, and declaring said area to be an undeveloped industrial area and in need of development and rehabilitation pursuant to the Planned Industrial Expansion Law; and authorizing tax abatement.

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri ("Authority") did prepare or cause to be prepared the 9th and Central PIEA General Development Plan and recommended that the Council approve the finding of the existence of an undeveloped industrial area and approve the General Development Plan for the area; and

WHEREAS, the City Plan Commission has reviewed and recommended approval of the finding of the existence of an undeveloped industrial area for the 9th and Central PIEA General Development Plan on July 16, 2025, 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 an

undeveloped industrial area 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 4.42 acres, not including public rights of way, generally located within the area between 8th Street and 10th Street and between Broadway and Wyandotte, and more specifically described on Exhibit A, attached hereto and incorporated herein by reference, to be an undeveloped industrial area as defined in Section 100.310, RSMo, and more specifically finds that there is a predominance of defective and inadequate street layout, insanitary and unsafe conditions, presence of conditions which retard economic or social growth, and presence of conditions which create economic waste and social liabilities and represent an inability to pay reasonable taxes to the detriment and injury to the public health, safety, morals, and welfare.

Section 2. That the 9th and Central 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 Exhibit A attached hereto 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 Section 100.300-100.620, RSMo.

Section 4. That the 9th and Central 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 ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, are hereby extended to the 9th and Central PIEA General Development Plan area to the extent and in the manner as provided for in said 9th and Central PIEA General Development Plan, and subject to the execution of a development agreement with the Planned Industrial Expansion Authority of Kansas City, Missouri, and the developer.

Section 6. That pursuant to Section 9 of Second Committee Substitute 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.

I hereby certify that as required by Chapter 100, RSMo, as amended, all public notices have been given

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and public hearings held, as required by law.

Secretary, City Plan Commission

Approved as to form:

Andrew Bonkowski
Assistant City Attorney