

ORDINANCE NO. 180845

Approving the 19th and McGee PIEA General Development Plan located across two contiguous parcels and totaling approximately 0.40 acres generally located in the Crossroads Neighborhood of Kansas City, Missouri, and described as the southeastern corner of the block encompassed by boundaries described as north of E. 19th Street, west of McGee Street, east of Grand Boulevard, and south of 18th Street; declaring such area to be blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Law, Sections 100.300-100.620, RSMo; and authorizing tax abatement. (735-S-5)

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (“Authority”) did prepare or cause to be prepared the 19th and McGee PIEA General Development Plan (“General Development Plan”) and recommended that the Council approve the finding of blight and approve the General Development Plan for the area; and

WHEREAS, the City Plan Commission has reviewed and recommended approval of the finding of blight and the plan for the 19th and McGee Planning Area (“Planning Area”), and recommended approval of the finding of blight for the Planning Area and found the plan to be in conformance with the general plan for the development of the community as a whole; and

WHEREAS, Section 100.400, RSMo, authorizes the Council to approve the General Development Plan and a designation of blight 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; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares an area of approximately 0.40 acres and more specifically described as follows:

Lots 7, 8, 9 and 10, Block 32, Mastin’s Subdivision, a subdivision of land in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; and

Lots 5 and 6, Block 32, Mastin’s Subdivision, a subdivision of land in Kansas City, Jackson County, Missouri, according to the recorded plat thereof,

to be a blighted area in need of industrial development as defined in Section 100.310, RSMo, due to a predominance of deteriorating site improvements, insanitary or unsafe conditions, and the existence of conditions which endanger life or property, which collectively constitutes an economic or social liability or a serious and growing menace, which is injurious to the public health, safety, morals, economy and welfare of the residents of Kansas City, and finds that the elimination or prevention of the detrimental

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conditions in such area by the commercial development of such area is necessary and in the interest of the public health, safety, morals, economy and welfare of such residents.

Section 2. That the 19th and McGee 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 Section 100.300-100.620, RSMo.

Section 4. That the 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, and as supplemented in Second Committee Substitute for Ordinance No. 160383, As Amended, are hereby extended to the area included within the General Development Plan to the extent and in the manner as provided for in said 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, 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 qualifying for Jobs-Based or Site-Based “High Impact” designation as determined by the AdvanceKC Scorecard, derived from the City Council’s Economic Development and Incentive Policy, or located in a severely distressed census tract that has continuously maintained such status for not less than ten (10) years immediately prior to the effective date of the request.

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I hereby certify that as required by Chapter 110, RSMo, as amended, all public notices have been given and public hearings held, as required by law.

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Secretary, City Plan Commission

Approved as to form and legality:

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Brian T. Rabineau  
Assistant City Attorney