

# SECOND AMENDMENT TO THE WEST BOTTOMS TAX INCREMENT FINANCING PLAN

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KANSAS CITY, MISSOURI

**TIF COMMISSION APPROVAL:**

10/8/2025	10-2-25
<b>DATE:</b>	<b>RESOLUTION No.</b>

**CITY COUNCIL APPROVAL:**

11/13/25	250970
<b>DATE:</b>	<b>ORDINANCE No.</b>

**SECOND AMENDMENT**  
**TO THE**  
**WEST BOTTOMS TAX INCREMENT FINANCING**

**I. Introduction**

The Second Amendment to the West Bottoms Tax Increment Financing Plan (the “First Amendment”) shall amend the West Bottoms Tax Increment Financing Plan, as approved by Ordinance No. 240256 (the “Plan”) and subsequently amended by the First Amendment to the Plan, as approved by Ordinance No. 240600.

The Second Amendment to the Plan provides for (1) modifications to the Budget of Redevelopment Project Costs, (2) modifications to the Anticipated Sources of Funds and (3) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications.

**II. Specific Amendments**

The Plan shall be amended as follows:

**Amendment No. 1:** Section I of the Plan, entitled “Summary,” shall be deleted in its entirety and replaced with the following:

SUMMARY

The West Bottoms Tax Increment Financing Plan (the “Plan”) provides for the construction of public infrastructure improvements, including, without limitation, sanitary and storm sewers, utilities, sidewalks, and any other required or desirable infrastructure, as described in **Section IV.D.** and **Exhibit 2C** (collectively, the “Public Improvements”) that will encourage the construction of approximately 108,000 square feet of office space, 108,300 square feet of retail space, 589 multifamily units, which may include affordable units ( the “Affordable Units”), and 40 hotel rooms, as described in **Section IV.C.** and **Exhibit 2C** (the “Project Improvements”).

The proposed Redevelopment Area described by the Plan in which the Public Improvements and Project Improvements shall be constructed is located on an approximately 26-acre site that is generally bounded by Union Pacific Rail Road tracks and the Forester Viaduct to the north, 12th street viaduct to the south, Liberty street to the west and the Kansas City Terminal Railway's tracks to the east in Kansas City, Jackson County, Missouri and consists of seven (7) Redevelopment Project Areas described on **Exhibit 1B** and depicted on **Exhibit 2B**.

The estimated Redevelopment Project Costs to implement the Public Improvements and Affordable Units is \$62,062,500. The estimated Redevelopment Project Costs related to certain of the Public Improvements and Affordable Units may be funded with approximately \$30,887,500 of Economic Activity Taxes and \$21,525,000 of Additional City EATs, certain other Public Improvements permitted by the CID Act may be funded with \$3,000,000 of CID Revenues, and the remaining Redevelopment Project Costs shall be funded with the EPA Grant and sources provide by

the Water Department of the City. The Redevelopment Project Costs are identified on **Exhibit 5** attached to this Plan and the estimated Economic Activity Taxes, Additional City EATs, CID Revenues to be generated are identified on **Exhibit 6** attached to this Plan.

The total initial equalized assessed valuation of the property within the Redevelopment Area, which is to be subjected to Payments in Lieu of Taxes and Economic Activity Taxes, according to the 2023 tax records at the Jackson County Assessor's Office, is approximately \$1,475,520. Following the completion of the Project Improvements, it is estimated that the assessed value of the real property within the Redevelopment Area will increase to approximately \$20,700,683.

Pursuant to the Act, Economic Activity Taxes and Payments in Lieu of Taxes generated and collected within each Redevelopment Project Area for a twenty-three (23) year period after each such Redevelopment Project Area is designated by an ordinance approved by the City Council, may be used to pay Reimbursable Project Costs.

The Economic Activity Taxes and Additional City EATs generated while tax increment financing shall remain in effect are estimated to be \$79,803,695. Such Economic Activity Taxes and Additional City EATs, upon annual appropriation or upon being budgeted and transferred by the City Council, shall be deposited into the Special Allocation Fund for the payment or reimbursement of certain Reimbursable Project Costs.

The CID Revenues estimated to be generated is \$6,647,539. Such CID Revenues, upon annual appropriation by the CID, shall be utilized for the payment or reimbursement of certain Reimbursable Project Costs.

The Economic Activity Taxes, Additional City EATs, and CID Revenues estimated to be generated on an annual basis and used to pay Redevelopment Project Costs are shown on **Exhibit 6**, attached hereto.

The Water Department of the City, pursuant to an amendment to U.S. Environmental Protection Agency Amendment, dated September 7, 2023, received a grant of which the City intends to allocate \$785,000 toward the West Bottoms stormwater improvements, which shall consist of constructing the West Branch of the Central Industrial Storm Water Sewer and for storm sewer improvements in the area between 13<sup>th</sup> Street and 8<sup>th</sup> Street and between Liberty Street and Beardsley Road (the "EPA Grant").

The Private Developer, as defined herein, has been granted benefits under The Planned Industrial Expansion Law (the "PIEA Benefits"), which would exempt real property taxes within the Redevelopment Area. The requested PIEA Benefits provide for 90% ad valorem tax abatement for ten (10) years, to be followed by a 75% ad valorem tax abatement for ten (10) years on real property located in each Redevelopment Project Area designated by an Ordinance where certain of the Project Improvements are commenced before December 31, 2029; and a 75% ad valorem tax abatement for ten (10) years, to be followed by a 30% on real property located in each Redevelopment Project Area designated by an Ordinance where certain Project Improvements are commenced after December 31, 2029. It is anticipated that no Payments in Lieu of Taxes generated from real property within the Redevelopment Project Areas will be utilized to pay for any Reimbursable Project Costs.

Upon the reimbursement of Reimbursable Project Costs (including Administrative Expenses), tax increment financing will be terminated and the Taxing Districts, subject to Section 99.850 RSMo., will receive all tax revenue generated within the Redevelopment Area.

**Amendment No. 2:** Delete Exhibit 5 of the Plan entitled “Estimate Redevelopment Project Costs” in its entirety and replace it with Exhibit 5, entitled “Budget of Redevelopment Project Costs,” attached hereto.

**Amendment No. 3:** Delete Exhibit 7 of the Plan entitled “Anticipated Sources of Funds” in its entirety and replace it with Exhibit 7, entitled “Anticipated Sources of Funds,” attached hereto.

**Amendment No. 2**

**Exhibit 5**

**ESTIMATED REDEVELOPMENT PROJECT COSTS**



**Amendment No. 3**

**Exhibit 7**

**ANTICIPATED SOURCES OF FUNDS**

SOURCES OF FUNDS:	
Federal and City Funds	\$6,650,000
Amount of Reimbursable Costs from Economic Activity Taxes and Additional City EATs	\$52,412,500
CID Revenues	\$3,000,000
Total	\$62,062,500 <sup>1</sup>

**BONDS.** The total estimated amount of Economic Activity Taxes, Additional City EATs, and CID Revenues during the period Tax Increment Financing is authorized and available to fund reimbursable Redevelopment Project Costs and Administrative Costs in the Act is approximately \$86,451,234. The Commission may dedicate part or these entire amounts to help support the issuance of bonds.

**OTHER SOURCES.** The establishment of this Plan is intended to promote economic development within and adjacent to the Redevelopment Area. To that end, the Plan envisions the attraction of other funding, both public and private, sources to enhance funding provided through the TIF Plan.

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<sup>1</sup> The total estimated amount of Economic Activity Taxes, Additional City EATs, and CID Revenues and additional Federal and City funds available and contemplated to fund reimbursable Redevelopment Project Costs, Debt Service and Administrative Costs is approximately \$86,451,234.



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File #: TMP-6185

250970

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ORDINANCE NO. TMP-6185

Approving the Second Amendment to the West Bottoms Tax Increment Financing Plan; and authorizing the City Manager to enter into a First Amendment to the Redevelopment Agreement between City of Kansas City and the TIF Commission.

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, Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, and by Committee Substitute for Ordinance No. 240045 on March 21, 2024 created commissions constituted pursuant to Section 99.820.2 (the “Kansas City TIF Commission”) and Section 99.820.3 of the Act (the “Clay County KC TIF Commission”); and

WHEREAS, the City created the Administrative TIF Commission and has delegated all powers delegable under the Act, in particular powers enumerated in Section 99.820.1 RSMo., in connection with administering tax increment financing plans and projects to the Administrative TIF Commission, as provided in Code § 74-58; and

WHEREAS, on March 21, 2024, the City Council passed Ordinance No. 240256, which accepted the recommendations of the Kansas City TIF Commission and approved the West Bottoms Tax Increment Financing Plan (the “Redevelopment Plan” or “Plan”) and designated the Redevelopment Area described therein to be a blighted area (the “Redevelopment Area”); and

WHEREAS, the Redevelopment Plan was amended by Ordinance No. 240600 on July 25, 2024; and

WHEREAS, a Second Amendment to the Redevelopment Plan (“Second Amendment”) was proposed to Kansas City TIF Commission and the Kansas City TIF Commission, having been duly constituted and its members appointed, after proper notice was given, met in a public hearing on October 8, 2025, and after it received comments of all interested persons and taxing districts (i) closed the public hearing, (ii) approved the Second Amendment, and (iii) recommended that the City Council approve the Second Amendment; and

WHEREAS, the Second Amendment (A) modifies the Estimated Redevelopment Project Costs, (B) modifies the Anticipated Sources of Funds, and (C) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Second Amendment is hereby approved and adopted as valid.

Section 2. That all terms used in this ordinance, not otherwise defined herein, shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act").

Section 3. That the City Council hereby finds that good cause has been shown for the Second Amendment of the Plan and that the findings of the Council in Ordinance No. 240256 and Ordinance No. 240600, except as expressly modified by the Second Amendment, are not affected by the Second Amendment and apply equally to the Second Amendment.

Section 4. That the Council hereby finds that:

- a. The Second Amendment does not alter the previous finding of the Council in Ordinance No. 240256 that the Redevelopment Area as a whole is a blighted area, as defined in Section 99.805 of the Act, has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.
- b. The Redevelopment Plan, as amended by the Second Amendment, conforms to the comprehensive plan for the development of the City as a whole.
- c. The areas selected for Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project Improvements.
- d. The estimated dates of completion of the Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Redevelopment Plan, as amended by the Second Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project within the Redevelopment Area.
- e. The Redevelopment Plan, as amended by the Second Amendment, includes a plan for relocation assistance for businesses and residences.
- f. A cost-benefit analysis showing the impact of the Redevelopment Plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act.

- g. The Redevelopment Plan, as amended by the Second Amendment, does not include the initial development or redevelopment of any gambling establishment.
- h. A study has been completed and the findings of such study satisfy the requirements provided under Section 99.810, RSMo.

Section 5. That the Administrative TIF Commission is authorized to issue obligations in one or more series of bonds secured by West Bottoms Tax Increment Financing Plan Account of the Special Allocation Fund to finance Redevelopment Project Costs identified by the Redevelopment Plan, as amended by the Second Amendment, and, subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Administrative TIF Commission determines, to enter into such contracts and take all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan, as amended by the Second Amendment. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 to 99.865 of the Act, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 6. That pursuant to the provisions of the Redevelopment Plan, the City Council approves the pledge of all payments in lieu of taxes and economic activity taxes generated within Redevelopment Projects that are deposited into the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, as amended by the Second Amendment, and authorizes the Administrative TIF Commission to pledge such funds on its behalf.

Section 7. The City Manager is authorized to execute a First Amendment to the Redevelopment Agreement between the City and the Commission to effectuate the Redevelopment Plan, as amended. A copy of the First Amendment to the Redevelopment Agreement is attached hereto in substantial form.



Authenticated as Passed


  
Quinton Lucas, Mayor

  
Marilyn Sanders, City Clerk

NOV 13 2025

Date Passed

Approved as to form:

 for  
Emalea Kohler  
Associate City Attorney