



**Agenda**

**Finance, Governance and Public Safety Committee**

Chairperson Andrea Bough

Vice Chair Quinton Lucas

Councilmember Crispin Rea

Councilmember Darrell Curls

Councilmember Wes Rogers

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**Tuesday, April 14, 2026**

**10:30 AM**

**26th Floor, Council Chamber**

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**Meeting Link: <https://us02web.zoom.us/j/84530222968>**

**PUBLIC OBSERVANCE OF MEETINGS**

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:

<https://us02web.zoom.us/j/84530222968>

**\*\*\*Public Testimony is Limited to 2 Minutes\*\*\***

**260339** Sponsor: Mayor Quinton Lucas

Reaffirming the intent of the City Council to continue good-faith negotiations with the Kansas City Royals for the retention of the team in Kansas City; directing the City Manager to negotiate and execute a term sheet, lease, and development agreement with the Kansas City Royals or an affiliated entity for design, construction, and operations of a new stadium, team offices, and supporting infrastructure (the "Project") in the Washington Square Park/Crown Center area; authorizing the execution of additional cooperative agreements in connection with the term sheet, lease, and development agreement; directing the City Manager to apply for a Tax Increment Financing Plan for the Project; appropriating \$250,000.00 from the Development Services Fund and authorizing the use of previously appropriated funds for the purpose of executing certain professional services agreements in furtherance of the objectives of this ordinance; finding that the Project is a public benefit to the City and the State of Missouri; directing the City Manager to apply for various financial and tax incentives through state agencies; directing the City Manager to negotiate intergovernmental cooperative agreements with the State of Missouri and related entities; authorizing the execution of additional agreements as necessary to comply with the directives of this ordinance; waiving the contract solicitation and Article IV, Chapter 3, requirements otherwise set out in the Code of Ordinances as to the agreements authorized in this Ordinance; directing the City Manager to conduct public engagement related to the lease and development agreement; declaring the intent of the City Council to reimburse itself from bond proceeds for certain expenditures; and recognizing this ordinance as having an accelerated effective date.

**Attachments:** [Docket Memo ORDINANCE NO. 260339](#)  
[Ord 260339 Admin Sheet](#)

**260340** Sponsor: Mayor Quinton Lucas

Reducing appropriations in the amount of \$5,900,000.00 from the Legal Expense Fund; appropriating \$5,900,000.00 from the Unappropriated Fund Balance of the Legal Expense Fund as a transfer to the Kansas City Police Department for legal settlement expenses; designating requisitioning authority; and establishing an effective date.

**Attachments:** [Docket Memo 260340](#)

HELD IN COMMITTEE

**260286** Sponsor: Mayor Quinton Lucas

Amending Chapter 3, Code of Ordinances, by repealing Section 3-622, Prevailing wage application to incentive plans, and enacting in lieu thereof a new Section 3-622, for the purpose of enlarging the establishing applicable prevailing wage policies for certain types of categories of incentive projects, amending Chapter 3, Code of Ordinances by repealing Section 3-437, Waiver of MBE/WBE goals, for the purpose of greater alignment and efficiency among any economic development agency created by the city, and amending Chapter 74, Code of Ordinances, by repealing Section 74-11, Affordable housing set aside, and enacting in lieu thereof a new Section 74-11, for the purpose of right-sizing the Payment in Lieu fee to better reflect amount in subsidies provided per unit of affordable housing.

**Attachments:** [Docket Memo 260286 3.23.2026](#)

ADDITIONAL BUSINESS

1. There may be general discussion for current Finance Governance & Public Safety Committee issues.

2. Closed Session

- Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
- Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
- Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
- Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
- Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
- Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
- Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.

3. Those who wish to comment on proposed ordinances can email written testimony to [public.testimony@kcmo.org](mailto:public.testimony@kcmo.org).

Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at [www.kcmo.gov](http://www.kcmo.gov)

- Livestream on the city's YouTube channel at

<https://www.youtube.com/watch?v=3hOublg4fok>

- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.

- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section:

[http://kansascity.granicus.com/ViewPublisher.php?view\\_id=2](http://kansascity.granicus.com/ViewPublisher.php?view_id=2)

The City Clerk's Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver's License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.

Adjournment



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**File #: 260339**

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### ORDINANCE NO. 260339

Sponsor: Mayor Quinton Lucas

Reaffirming the intent of the City Council to continue good-faith negotiations with the Kansas City Royals for the retention of the team in Kansas City; directing the City Manager to negotiate and execute a term sheet, lease, and development agreement with the Kansas City Royals or an affiliated entity for design, construction, and operations of a new stadium, team offices, and supporting infrastructure (the “Project”) in the Washington Square Park/Crown Center area; authorizing the execution of additional cooperative agreements in connection with the term sheet, lease, and development agreement; directing the City Manager to apply for a Tax Increment Financing Plan for the Project; appropriating \$250,000.00 from the Development Services Fund and authorizing the use of previously appropriated funds for the purpose of executing certain professional services agreements in furtherance of the objectives of this ordinance; finding that the Project is a public benefit to the City and the State of Missouri; directing the City Manager to apply for various financial and tax incentives through state agencies; directing the City Manager to negotiate intergovernmental cooperative agreements with the State of Missouri and related entities; authorizing the execution of additional agreements as necessary to comply with the directives of this ordinance; waiving the contract solicitation and Article IV, Chapter 3, requirements otherwise set out in the Code of Ordinances as to the agreements authorized in this Ordinance; directing the City Manager to conduct public engagement related to the lease and development agreement; declaring the intent of the City Council to reimburse itself from bond proceeds for certain expenditures; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the Kansas City Royals have been a cornerstone of Kansas City’s identity for over five decades, having played in the City since 1969 and bringing two World Series championships to the region in 1985 and 2015; and

WHEREAS, the Kansas City Royals organization represents more than a baseball team but serves as an important institution that unites the community, provides educational and charitable programs, and contributes significantly to the region’s tourism, hospitality, and entertainment sectors; and

WHEREAS, the State of Missouri has passed the Show-Me Sports Investment Act, which provides state funding of up to 50% of the total project costs for stadium projects that cost at least \$500 million in connection with Major League Baseball and National Football League teams; and

WHEREAS, the development of a new stadium and associated stadium district (the “Downtown Baseball District”) could provide significant economic development opportunities for the City and can expect to receive significant funding from the State of Missouri; and

WHEREAS, the Downtown Baseball District would increase tax revenue for the City and State of Missouri, draw tourism to the City and State, encourage recreation and educational opportunities for children in Missouri, enhance the Kansas City Parks and Boulevard system, and contribute to a vibrant, dense, walkable urban atmosphere; and

WHEREAS, the City Council remains committed to retaining the Kansas City Royals in Kansas City and is committed to continuing good faith negotiations with the Royals, as previously stated in Resolution No. 230656 and Ordinance No. 260032; and

WHEREAS, the Washington Square Park/Crown Center area has been identified by the Kansas City Royals as the location for the development of the Downtown Baseball District; and

WHEREAS, the City desires to establish terms of a comprehensive lease and a comprehensive development agreement for the Project; and

WHEREAS, it is in the best interests of the City to authorize negotiations for a lease and a comprehensive development agreement while maintaining City Council oversight and final approval authority; and

WHEREAS, the City Council wishes to provide clear instructions to the City Manager as to the terms to be included in the lease and development agreement, which shall then be presented to the City Council for final approval; NOW, THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That the City Council hereby reaffirms its commitment to retain the Kansas City Royals in Kansas City and shall continue good faith negotiations with the Royals, as previously stated in Resolution No. 230656 and Ordinance No. 260032.

Section 2. That the City Manager is hereby directed to negotiate and execute a term sheet to retain the Kansas City Royals in Kansas City. The terms of the term sheet may include, but shall not be limited to, the following elements:

- A. A description of the Project to include development of a stadium, team offices, and infrastructure improvements; and
- B. The location of the stadium to be constructed in the Washington Square Park/Crown Center area; and
- C. The estimated cost of the Project is \$1,900,000,000.00, to be funded through private and public funding with the City contributing \$600,000,000.00.

- D. Provisions summarizing roles and responsibilities of the parties related to the Project, including land assembly, financing, cost sharing, design, construction, development, ownership of the stadium, lease of the stadium to the Kansas City Royals for a period of not less than 30 years, and operations of the stadium; and
- E. Responsibility for stadium and team office design, specifications, and site layout; and
- F. Responsibility for the design and construction of the stadium, ancillary development, and necessary infrastructure support including pedestrian bridges, transportation access, utility upgrades, traffic improvements, and similar infrastructure projects; and
- G. Plans to negotiate with state/federal/county agencies to secure support for the new stadium and Downtown Baseball District; and
- H. A period of exclusivity during which the parties will engage in good faith in the process to design and construct a stadium and will not solicit nor accept any proposal or enter into an agreement with any state, county, or municipality regarding any project to construct a baseball stadium at any location not in downtown Kansas City in the Washington Square Park/Crown Center area.

Section 3. That the City Manager is hereby directed to negotiate and execute, in coordination with the appropriate agencies, a comprehensive lease and a comprehensive development agreement with the Kansas City Royals organization, developers, city incentive agencies, and other relevant parties for the development of a new stadium and team offices in the Washington Square Park/Crown Center area.

Section 4. That the lease and development agreement may be supplemented by one or more cooperative agreements and other additional agreements. The terms of the lease, development agreement, and supplemental agreements may include, but shall not be limited to, the following elements:

- A. Specific deadlines for stadium and team office design, specifications, and site layout; and
- B. Specific deadlines for the design and construction of the stadium, ancillary development, and necessary infrastructure support including pedestrian bridges, transportation access, utility upgrades, traffic improvements, and similar infrastructure projects; and
- C. A commitment by the City to issue bonds, directly or through a conduit issuer, backed by the City's annual appropriation pledge or contributions in an amount sufficient to provide an amount of Six Hundred Million (\$600,000,000.00) for the stadium and team offices project, subject to necessary appropriation and approval by City Council; and

- D. Commitments to land acquisition and agreed upon conveyance instruments including purchase agreements, leases, easements, street vacations, and encroachment agreements; and
- E. Responsibility for construction of parking facilities and coordination with existing businesses regarding parking rights; and
- F. A commitment by the City to provide a sales tax exemption for construction materials purchased for the Project; and
- G. A commitment to community benefits to the Kansas City Parks and Boulevard system and public engagement; and
- H. A plan for the establishment of necessary economic development plans and/or districts to deploy economic development incentives suitable for the Downtown Baseball District along with the establishment of the appropriate zoning district; and
- I. A public engagement plan related to the lease and development agreement, which shall include meaningful consultation with existing business in the area regarding parking rights, access arrangement, and operational considerations; and
- J. A plan for the availability of economic development incentives for the ancillary development in and around the Downtown Baseball District committed to by the Kansas City Royals and its affiliates; and
- K. Commitments for other support for the development of the Project and the ancillary development in and around the Downtown Baseball District by the Kansas City Royals and its affiliates, including but not limited to, expedited processing of applications and permit requests, and provision of licenses or easements for use of air rights above public streets and rights-of-way or property under public streets and rights-of-way for development of the Project.

Section 5. That the City Manager is directed to file an application with the Kansas City TIF Commission for a Tax Increment Financing Plan pursuant to Sections 99.800 et seq. RSMo. for incentives to fund the Project (the “TIF Plan”).

Section 6. That the sum of \$250,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Development Services Fund to the following account:

26-2210-105012-B-10	DWNTNSTDMDIS	\$250,000.00
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Section 7. That the City Manager is authorized to expend up to two hundred fifty thousand dollars (\$250,000.00) as appropriated in Section 6 as well as remaining funds previously appropriated in Ordinance No. 260032 for professional services, including but not

limited to economic advisory services, financial advisory services, bond advisory services, legal services, land use planning and urban design services, civil engineering services, architectural services, and others as may be required in furtherance of the objectives of this ordinance.

Section 8. That the Project will benefit both the City and the State of Missouri by generating significant economic development and increased taxes in Kansas City, enhancing the density and vibrancy of downtown Kansas City, increasing tourism in Kansas City, retaining and attracting jobs, and generating recreation opportunities for Missouri youth.

Section 9. The City Manager is directed to file an application with the Missouri Development Finance Board (“MDFB”) in an amount not to exceed \$50,000,000.00 for funding of a portion of the Project through the State Tax Credit for Contribution Program (the “MDFB Application”), and, if approved, to negotiate and execute a tax credit agreement with the Missouri Development Finance Board in connection with the issuance of state tax credits. The City Manager is further directed to file an application with the Missouri Department of Economic Development for the financing of the Project through appropriated funding from the State as authorized under the Show-Me Sports Investment Act (the “Show-Me Sports Investment Act Application”), and, if approved, to negotiate and execute all necessary agreements with the Missouri Department of Economic Development in connection with such appropriated funding.

Section 10. That the City Manager is directed to negotiate intergovernmental cooperative agreements with the State of Missouri, and related agencies, as necessary, to provide for intergovernmental partnership in the Project.

Section 11. The Mayor, City Manager, Director of Finance and other officials, agents and employees of the City as required, are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the City with respect to the term sheet, lease, development agreement, TIF Plan Application, the MDFB Application, and the Show-Me Sports Investment Act Application, including but not limited to the acceptance of deeds and/or other property interests for the Project and the negotiation and execution agreements necessary to carry out the same.

Section 12. That pursuant to Section 3-35(b)(5) and Section 3-437(b), Code of Ordinances, the Council hereby determines that it is in the best interests of the City to waive the contract solicitation and Article IV, Chapter 3 requirements otherwise set out in the Code of Ordinances as to the agreements authorized herein.

Section 13. That the City Manager is directed to conduct public engagement related to the lease and development agreement.

Section 14. That the City hereby declares its official intent to reimburse itself for certain expenditures made within sixty (60) days prior to, on, and after the date of this ordinance with the proceeds of bonds expected to be issued by the City. The maximum principal amount of bonds expected to be issued for the Project is not to exceed \$600,000,000.00. This constitutes a declaration of official intent under Treasury Regulation Section 1.150-2.

Section 15. That this ordinance, appropriating funds and relating to the design, repair, maintenance or construction of a public improvement, is recognized as an ordinance with an accelerated effective date as provided by Sections 503(a)(3)(C)-(D) of the City Charter and shall take effect in accordance with those sections.

..end

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I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

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William Choi  
Interim Director of Finance

Approved as to form:

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Nelson V. Munoz  
Deputy City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260339

Submitted Department/Preparer: Mayor/Council's Office

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Reaffirming the intent of the City Council to continue good-faith negotiations with the Kansas City Royals for the retention of the team in Kansas City; directing the City Manager to negotiate and execute a term sheet, lease, and development agreement with the Kansas City Royals or an affiliated entity for design, construction, and operations of a new stadium, team offices, and supporting infrastructure (the "Project") in the Washington Square Park/Crown Center area; authorizing the execution of additional cooperative agreements in connection with the term sheet, lease, and development agreement; directing the City Manager to apply for a Tax Increment Financing Plan for the Project; appropriating \$250,000.00 from the Development Services Fund and authorizing the use of previously appropriated funds for the purpose of executing certain professional services agreements in furtherance of the objectives of this ordinance; finding that the Project is a public benefit to the City and the State of Missouri; directing the City Manager to apply for various financial and tax incentives through state agencies; directing the City Manager to negotiate intergovernmental cooperative agreements with the State of Missouri and related entities; authorizing the execution of additional agreements as necessary to comply with the directives of this ordinance; waiving the contract solicitation and Article IV, Chapter 3, requirements otherwise set out in the Code of Ordinances as to the agreements authorized in this Ordinance; directing the City Manager to conduct public engagement related to the lease and development agreement; declaring the intent of the City Council to reimburse itself from bond proceeds for certain expenditures; and recognizing this ordinance as having an accelerated effective date.

### Discussion

the Kansas City Royals have been a cornerstone of Kansas City's identity for over five decades, having played in the City since 1969 and bringing two World Series championships to the region in 1985 and 2015; and

The Kansas City Royals organization represents more than a baseball team but serves as an important institution that unites the community, provides educational and charitable programs, and contributes significantly to the region’s tourism, hospitality, and entertainment sectors. The State of Missouri has passed the Show-Me Sports Investment Act, which provides state funding of up to 50% of the total project costs for stadium projects that cost at least \$500 million in connection with Major League Baseball and National Football League teams. The development of a new stadium and associated stadium district (the “Downtown Baseball District”) could provide significant economic development opportunities for the City and can expect to receive significant funding from the State of Missouri. The Downtown Baseball District would increase tax revenue for the City and State of Missouri, draw tourism to the City and State, encourage recreation and educational opportunities for children in Missouri, enhance the Kansas City Parks and Boulevard system, and contribute to a vibrant, dense, walkable urban atmosphere. The City Council remains committed to retaining the Kansas City Royals in Kansas City and is committed to continuing good faith negotiations with the Royals, as previously stated in Resolution No. 230656 and Ordinance No. 260032. Washington Square Park/Crown Center area has been identified by the Kansas City Royals as the location for the development of the Downtown Baseball District, and the City desires to establish terms of a comprehensive lease and a comprehensive development agreement for the Project. It is in the best interests of the City to authorize negotiations for a lease and a comprehensive development agreement while maintaining City Council oversight and final approval authority.

The City Council wishes to provide clear instructions to the City Manager as to the terms to be included in the lease and development agreement, which shall then be presented to the City Council for final approval

## Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes    No
  
2. What is the funding source?  
 Development Services Fund      2210-105012-B      10DWNTNSTDMDIS
  
3. How does the legislation affect the current fiscal year?  
 Appropriates \$250,000 from the unappropriated fund balance of the Development Services Fund
  
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

This legislation authorizes the City Manager to enter into negotiations for a downtown stadium. Future financial impacts will be determined in future legislation.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
N/A

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No
- 3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

The Development Services Fund has fund balance available to support the proposed amount. The unreserved Fund Balance of the Development Services Fund (2210) is \$13,528,207 as of the Third Quarter Analysis.

**Citywide Business Plan (CWBP) Impact**

- 1. View the [Adopted 2025-2029 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
  - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
  - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
  - Increase and support local workforce development and small and locally owned businesses.
  - Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
  - Implement an economic development and tourism strategy to attract major investment and visitors.
  -

## Prior Legislation

N/A

## Service Level Impacts

N/A

## Staff Recommendation

Click or tap here to enter department.

Select One:  Sponsored  
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

Click or tap here to provide reasoning.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
N/A
2. How have those groups been engaged and involved in the development of this ordinance?  
Ordinance will direct City Manager to negotiate with the Royals
3. How does this legislation contribute to a sustainable Kansas City?  
N/A
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

no

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

[Click or tap here to enter text.](#)

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

[Click or tap here to enter text.](#)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)





# REQUEST FOR SUPPLEMENTAL REVENUE

## CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: Mayor/Council

BUSINESS UNIT: KCMBU      DATE: 4/10/2027      JOURNAL ID: \_\_\_\_\_

LEDGER GROUP: REVENUE

<u>FUND</u>	<u>DEPT ID</u>	<u>ACCOUNT</u>	<u>PROJECT</u>	<u>AMOUNT</u>
TOTAL				-

**DESCRIPTION:**

Reviewed by	DATE	APPROVED BY: DEPARTMENT HEAD	DATE
_____	_____	_____	_____



**File #: 260340**

ORDINANCE NO. 260340

Sponsor: Mayor Quinton Lucas

Reducing appropriations in the amount of \$5,900,000.00 from the Legal Expense Fund; appropriating \$5,900,000.00 from the Unappropriated Fund Balance of the Legal Expense Fund as a transfer to the Kansas City Police Department for legal settlement expenses; designating requisitioning authority; and establishing an effective date.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY,

Section 1. That the appropriation in the following account of the Legal Expense Fund, Fund No. 7010, is hereby reduced by the following amount:

KCMBU-27-7010-131527-618200	Indemnities and Awards	\$5,900,000.00
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Section 2. That the sum of \$5,900,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Legal Expense Fund, Fund No. 7010, to the following account:

KCMBU-27-7010-129996-980001	Transfer to KCPDU Component Unit	\$5,900,000.00
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Section 3. That the revenue in the following account in the KCPDU Police Legal Expense Fund is hereby estimated in the following amount:

KCPDU-27-7010-210000-599900	Transfer from KC Primary Government	\$5,900,000.00
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Section 4. That the sum of \$5,900,000.00 is hereby appropriated from the Unappropriated Fund Balance of the KCPDU Police Legal Expense Fund to the following accounts in the KCPDU Police Legal Expense Fund:

KCPDU-27-7010-211015-618450	Settlement of Claims	\$5,900,000.00
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Section 5. That the Board of Police Commissioners is designated as requisitioning authority for Account No. KCPDU-27-7010-211015-618450 and that the Director of Finance is designated as requisitioning authority for Account No. KCMBU-27-7010-129996-X.

Section 6. That this ordinance shall become effective on May 1, 2026.

..end

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I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

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William Choi  
Interim Director of Finance

Approved as to form:

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Samuel Miller  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260340

Submitted Department/Preparer: Police

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Mayor Quinton Lucas Reducing appropriations in the amount of \$5,900,000.00 from the Legal Expense Fund; appropriating \$5,900,000.00 from the Unappropriated Fund Balance of the Legal Expense Fund as a transfer to the Kansas City Police Department for legal settlement expenses; designating requisitioning authority; and establishing an effective date.

### Discussion

This ordinance authorizes the transfer of \$5.9 million of previously appropriated funds within the City's Legal Expense Fund to support the Kansas City Police Department's anticipated legal settlement obligations. Specifically, it reduces an existing appropriation for indemnities and awards and transfers an equivalent amount from the unappropriated fund balance to the Police Department's Legal Expense Fund to ensure sufficient resources are available to resolve claims and settlements. The ordinance also designates the appropriate requisitioning authorities for both the City and the Police Department to ensure proper oversight and administration of the funds. The transfer and associated appropriations are structured to take effect on May 1, 2026, aligning funding availability with projected legal expense needs.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
7010 - City Legal Expense Fund
3. How does the legislation affect the current fiscal year?  
Provides requisition authority for Police to pay legal settlements.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

N/A

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

N/A

### Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No

2. This fund has a structural imbalance.  Yes  No

3. Account string has been verified/confirmed.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)

2. Which CWBP goal is most impacted by this legislation?  
Public Safety (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

- Engage the community and community partners to focus on evidence-based approaches to public safety.
- Focus on violence prevention among all age groups, placing an emphasis on youth.
- Increase fairness, justice, and responsiveness of our municipal criminal justice system to support the best possible outcome for offenders and victims of crime.
- Reduce recidivism through prevention, deterrence, including detention, and re-entry services.
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## Prior Legislation

N/A

## Service Level Impacts

N/A

## Staff Recommendation

Police Department

Select One:  Sponsored  
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

Provides requisition authority for Police to pay legal settlements.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
N/A
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
N/A
4. Does this legislation create or preserve new housing units?  
Please Select (Press tab after selecting)  
  
N/A  
N/A

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

Please Select (Press tab after selecting)

N/A

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



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**File #: 260286**

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ORDINANCE NO. 260286

Sponsor: Mayor Quinton Lucas

Amending Chapter 3, Code of Ordinances, by repealing Section 3-622, Prevailing wage application to incentive plans, and enacting in lieu thereof a new Section 3-622, for the purpose of enlarging the establishing applicable prevailing wage policies for certain types of categories of incentive projects, amending Chapter 3, Code of Ordinances by repealing Section 3-437, Waiver of MBE/WBE goals, for the purpose of greater alignment and efficiency among any economic development agency created by the city, and amending Chapter 74, Code of Ordinances, by repealing Section 74-11, Affordable housing set aside, and enacting in lieu thereof a new Section 74-11, for the purpose of right-sizing the Payment in Lieu fee to better reflect amount in subsidies provided per unit of affordable housing.

WHEREAS, the City of Kansas City, Missouri ("the City"), seeks to foster a robust and equitable economy through the strategic deployment of development incentives, infrastructure investment, and business attraction efforts; and

WHEREAS, the Economic Development Corporation of Kansas City ("EDC") serves as the primary portal for business recruitment and retention, providing a centralized point of entry for developers and businesses seeking to grow within the municipal boundaries; and

WHEREAS, the Port Authority of Kansas City ("Port KC") possesses unique statutory authority under Chapter 68 of the Revised Statutes of Missouri to catalyze development through the use of Port Improvement Districts, AIM Zones, and multi-modal logistics infrastructure; and

WHEREAS, a lack of coordination between separate development agencies can lead to inconsistent application of workforce standards, such as prevailing wage and minority-owned business (MBE/WBE) participation goals, thereby creating uncertainty in the marketplace; and

WHEREAS, the City of Kansas City's current affordable housing set aside policy and Payment in Lieu fee structure was calculated using the total cost of building a housing unit, rather than the subsidy necessary to make that unit affordable; and

WHEREAS, right-sizing the Payment in Lieu fee to align with the average Housing Trust Fund subsidy across development will ensure more consistent and effective PIL payments to support the production of affordable housing; and

WHEREAS, the alignment of the EDC and Port KC ensures that public incentives are used complementarily rather than competitively, preventing "agency shopping" by developers and ensuring the highest return on investment for Kansas City taxpayers; and

WHEREAS, consistent policy alignment regarding workforce protections, housing affordability requirements, and environmental sustainability allows the City to maintain a competitive edge against regional peers while upholding its commitment to social equity; and

WHEREAS, the unification of strategic goals—specifically in transit-oriented development and the revitalization of the Central Business Corridor—enables the City to streamline the public approval process, reducing bureaucratic delays for high-impact projects; and

WHEREAS, recent collaborative efforts, including the introduction of parallel legislation to standardize labor and apprenticeship requirements across both agencies, demonstrate that a unified front strengthens the City's negotiating position with private entities; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 3, Code of Ordinances, is hereby amended by repealing Section 3-622, Conditions, and enacting in lieu thereof a new section of like number and subject matter to read as follows:

**Sec. 3-622. Conditions.**

- (a) The following definitions shall apply to this section:
- (1) *Board* shall mean the fairness in construction board.
  - (2) *City* means the City of Kansas City, Missouri.
  - (3) *Director* means the director of the civil rights and equal opportunity department or such director's delegate.
  - (4) *Prevailing wage rate* shall mean the prevailing hourly rate of wages as set forth in RSMo §§ 290.210 to 290.340 and the annual wage order which is paid to a workman engaged in work of a similar character within the locality.
  - (5) *Wage theft* shall mean the withholding or denial of wages or employee benefits rightfully owed to a workman or employee.
  - (6) *Workman* means a person employed to perform labor for which a prevailing wage rate is applicable.

(b) Unless superseded by federal or state law, no less than the prevailing wage rate shall be paid to a workman performing work as part of the construction, reconstruction, improvement, enlargement, alteration, painting and decorating, or major repair on any of the following:

- (1) Projects in any of the following asset classes and for which the total estimated costs for construction equal or exceed \$3,000,000.00, as annually adjusted:
  - a. *Data Centers.* Those buildings or facilities primarily dedicated to housing IT infrastructure, including servers, data storage systems, and networking equipment, for the purpose of storing, processing, and disseminating data for applications, cloud computing, AI, and/ or daily business operations.
  - b. *Industrial and Manufacturing.* Those buildings or facilities in the nature of factories, plants, or warehouses primarily intended to be used for manufacturing, fabricating, repairing, processing, assembling, and/ or storing goods, commodities, and materials.
  - c. *Logistics.* Those buildings or facilities in the nature of warehouses, distribution centers, or fulfillment hubs that are designed to store, manage, and facilitate the distribution of goods from manufacturers to retailers or final consumers and which incorporate activities such as receiving, sorting, inventory control, packaging, and/or shipping.
  - d. *Office.* Those buildings or facilities designed to primarily house administrative, professional, and/or clerical worker and provide the necessary infrastructure for business operations.
- (2) Projects in any of the following asset classes and for which the total estimated costs for construction equal or exceed \$15,000,000.00, as annually adjusted:
  - a. *Hotels.* Those buildings or facilities providing lodging to transient guests on a short-term basis and having at least fifty (50) keys.
  - b. *Multifamily.* Those buildings or facilities housing more than one family within a single building or complex of interrelated buildings.
  - c. *Mixed Use.* Those buildings or facilities integrating multiple asset classes or elements within a defined geographical area.

(c) The foregoing dollar thresholds shall be adjusted annually, commencing in January 2027, by a percentage equal to the preceding 12-month change in the Consumer Price Index for All Urban Consumers (CPI-U), U.S. City Average (not seasonably adjusted), as published by the Bureau of Labor Statistics, or if the publication of such Consumer Price Index is discontinued, a comparable index similar in nature to the discontinued index which clearly reflects that diminution (or increase) in the real value of the purchasing power of the U.S. dollar reported for the calendar year in question.

(d) The director shall promulgate rules and regulations as are necessary to carry out the provisions of this section. All such rules and regulations shall be provided to the economic development agencies created by the city and authorized to approve tax abatement, exemption or redirection within ten days of their promulgation.

(e) Notwithstanding the foregoing provisions of this section, any economic development agency created by the City shall retain the discretion to waive the requirements of this section based on the following characteristics, regardless of estimated costs for construction:

(1) Hotel projects that:

- a. Are located in a severely distressed census tract that has continuously maintained such status for not less than ten years; or
- b. Involve the renovation or rehabilitation of a building that has been designated by a government entity as a local or national historic landmark, contributes to a historic district, or is the subject of a pending application with the National Park Service to be placed on the National Register of Historic Places.

(2) Multifamily projects that:

- a. are located in a severely distressed census tract that has continuously maintained such status for not less than ten years; or
- b. involve the renovation or rehabilitation of a building that has been designated by a government entity as a local or national historic landmark, contributes to a historic district, or is the subject of a pending application with the National Park Service to be placed on the National Register of Historic Places; or
- c. include an affordable housing set aside meeting the requirements of Section 74-11, Code of Ordinances, as the same is amended from time-to-time, or that contain a mixture of unit types and for which the rent and utilities will not collectively exceed 30% of the income of a household at or below eighty percent (80%) of the HUD MFI for all households within the Kansas City metropolitan area.

(3) Projects of any asset class that:

- a. are awarded an allocation of funds from the City of Kansas City, Missouri's Central City Economic Development Sales Tax.

(e) Any economic development agency created by the city may waive the requirements of this section on a case-by-case basis and enter into a development or financing agreement that

does not require compliance with this section regardless of asset class or estimated costs of construction. The developer, or the contractor acting on its behalf, shall bear the burden of requesting such a waiver and establishing, to the relevant economic development agency's satisfaction, the basis upon which such a waiver may be appropriate. Any such waiver shall be requested in writing, delivered to the economic development agency at least thirty (30) calendar days prior to the agency's adoption of a resolution authorizing the waiver. Such request shall include therein the rationale for the requested waiver. The economic development agency shall review the request, and the final determination shall be reserved solely for the agency. In the event the developer, or the contractor acting on its behalf, elects not to request a waiver within the time limits established herein, or timely requests a waiver which is subsequently denied by the economic development agency, then the prevailing wage requirements shall be applicable to the full extent required by this section. No subcontractors of any tier shall be permitted to request a waiver.

(f) Any contractor, subcontractor, developer or any other entity who performs work on a city contract, or receives tax incentive, abatement, redirection, contribution, grant, or other subsidy, from the city or an economic development agency created by the city, or contracts for the construction of a project or development on land owned by the city shall be subject to the following penalties if determined by the director to have not paid prevailing wage or otherwise engaged in wage theft:

- (1) Termination of contract; and
- (2) Loss of tax incentive, abatement, or redirection; and
- (3) Debarment from future work pursuant to section 3-321.

(g) Upon a finding of non-compliance with this section, the director has the discretion to impose any of the above penalties. Any entity subject to penalty may appeal the determination of the director to the board in conformance with the appeal process outlined in section 3-453.

(h) In addition to penalties imposed pursuant to RSMo § 290.340, any person who is found to have violated this section shall be guilty of an ordinance violation, punishable by a fine of not more than \$500.00, by imprisonment of not more than 180 days, or by such fine and imprisonment.

(i) This section shall apply only to projects that have not yet submitted an application for the abatement, redirection or exemption of taxes to the city or any economic development agency created by the city and shall not be construed in a manner as to apply to any tax abatement or transaction authorized by the city, any economic development agency created by the city, or any other public entity prior to May 14, 2021. Notwithstanding the foregoing, the requirements of this section shall be imposed on any project that has submitted to the city or any economic development agency created by the city an application for the abatement, redirection or exemption of taxes prior to its effective date but has not received final approval from the relevant authorizing body within three years of May 14, 2021.

Section 2. That Chapter 3, Code of Ordinances is hereby amended by repealing Section 3-437, Waiver of MBE/WBE goals, and enacting in lieu thereof a new section of like number and subject matter to read as follows:

**Sec. 3-437. Waiver of MBE/WBE goals.**

(a) When a request for waiver has been filed on a city contract, the director may grant a full or partial waiver of contract goals when the director has determined a bidder or proposer has not met the goals despite its good faith efforts, as defined in section 3-441. When a request for waiver been filed on an incentive agency contract, the director and incentive agency shall make a mutual determination as to whether the developer or its prime contractor has made good faith efforts, as defined in section 3-441 to meet the contract goals, and to the extent the director and incentive agency fail to mutually agree within 30 calendar days, the applicable board as determined by sections 3-449 and 3-451 shall determine whether good faith efforts were exerted and its determination shall be final, and upon such determination that the developer or its prime contractor has made good faith efforts with respect to such request for waiver, the request for waiver shall be deemed approved by the director. The process for such determination shall be as described in sections 3-450 and 3-453.

(b) Notwithstanding any other provision of this division, the city council or any economic development agency created by the city may waive the requirements of this article and award a city contract to a lowest and best bidder or a best proposer if the council or any economic development agency created by the city determines it is in the best interests of the city.

Section 3. That Chapter 74, Code of Ordinances, is hereby amended by repealing Section 74-11, Affordable housing set aside, and enacting in lieu thereof a new section of like number and subject matter to read as follows:

**Sec. 74-11. Affordable housing set aside.**

(a) The following definitions shall apply to this section:

*Affordability offset value* means the estimated financial gap between revenues from market-rate units and affordable units. This amount shall be calculated annually by the city manager's office, by adjusting the current estimated \$5,000.00, by an amount equal to any increase in the construction cost index for Kansas City published by the Engineering News Record.

*Affordable housing* means housing that a household having an income at or below 60 percent of the HUD MFI ("60% MFI") for all households within the Kansas City metropolitan area would be able to afford if they were to expend not more than 30 percent of such income for the mortgage or rent, including utilities

*City incentives* means economic incentives granted by the city or any economic development agency created by the city, including Port KC, in the nature of the capture and

redirection, abatement, or exemption of taxes or the issuance of bonds or grants by the city or other city-backed financing.

*Deeper levels of affordability* means housing priced such that households at lower incomes than 60% MFI within the Kansas City metropolitan area would be able to afford it if they were to expend not more than 30 percent of such income for the mortgage or rent, including utilities.

*Sources of income* means the lawful manner by which an individual supports themselves and their dependents, including tenant-based rental assistance.

(b) For all development projects primarily providing multi-family housing available for rent and including 12 or more residential units across all sites and phases of the development project that are seeking city incentives, at least 20 percent of the total residential units shall be affordable housing.

(c) A project developer may make a payment to the city in lieu of the affordable housing unit provision in an amount equal to the affordability offset value multiplied by the number of units needed to meet the requirements of subsection (b). Such payment shall be deposited into the city's housing trust fund. For the purposes of calculating this payment, in any case where the number of units required by subsection (b) results in a number that is not a whole number, the number of units required shall be rounded down to the nearest whole number.

(d) That for purposes of this ordinance, affordable housing shall comply with the following criteria:

- (1) That all units qualifying as affordable housing shall be on the principal development project site and shall not be off site from the project.
- (2) That affordable housing units shall be mixed with, and not clustered together or segregated in any way, from market-rate units.
- (3) That all units qualifying as affordable housing shall either be at least one-bedroom units in size or be equal to or share the same size as at least 25 percent of units to be constructed on the project site.
- (4) That if the project development contains a phasing plan, the phasing plan shall provide for the development of affordable housing units concurrently with the market-rate units. No phasing plan shall provide that the affordable housing units built are the last units in a housing development.
- (5) That the quality and cost of in-unit finishes, systems, appliances, and square footage of all units deemed as affordable housing shall be comparable with that of the remaining units on the project site.

- (6) That the exterior appearance of affordable housing units shall be made similar to market-rate units by the provision of exterior building materials and finishes substantially the same in type and quality.
  - (7) That the project developer must covenant with the city and successors in interest that the designated units remain affordable for a period of not less than the period of the incentive awarded.
  - (8) That the project developer must covenant with the city and successors in interest that the appropriate number of units be rented to individuals or families whose household incomes are at or below 60% MFI, in accordance with subsection (b).
  - (9) That the project developer must covenant with the City and successors in interest that the developer will not engage in any discriminatory housing practices as defined in section 38-105(d) of the city's Code of Ordinances, including discrimination based on lawful sources of income.
  - (10) That the project developer must covenant with the city and successors in interest that developer will use a procedure deemed acceptable by the city to determine income eligibility of residents qualifying for the affordable housing units and that the city or its designee shall have the right to audit any such income verification procedure records. Any required determinations of income eligibility shall occur at the time an initial lease with the resident is entered into.
- (e) The following shall be exempt from the requirements of this section:
- (1) Any project that has been awarded federal or state low income housing tax credits from the Missouri Housing Development Commission; and
  - (2) Any project that involves the renovation or rehabilitation of a building that has been designated by a government entity as a local or national historic landmark.

..end

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Approved as to form:

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Emalea Kohler  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260286

Submitted Department/Preparer: Law

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Amending Chapter 3, Code of Ordinances, by repealing Section 3-622, Prevailing wage application to incentive plans, and enacting in lieu thereof a new Section 3-622, for the purpose of enlarging the establishing applicable prevailing wage policies for certain types of categories of incentive projects, amending Chapter 3, Code of Ordinances by repealing Section 3-437, Waiver of MBE/WBE goals, for the purpose of greater alignment and efficiency among any economic development agency created by the city, and amending Chapter 74, Code of Ordinances, by repealing Section 74-11, Affordable housing set aside, and enacting in lieu thereof a new Section 74-11, for the purpose of right-sizing the Payment in Lieu fee to better reflect amount in subsidies provided per unit of affordable housing.

### Discussion

If adopted, the ordinance will enlarge the scope of prevailing wage policies applicable to development projects in the City; will align MBE/WBE goal determination between the City and its economic development agencies; and adjusts the payment in lieu fee for the housing set-aside to better reflect subsidy amounts in affordable housing projects.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
This ordinance has no direct fiscal impact.
3. How does the legislation affect the current fiscal year?  
This ordinance has no direct fiscal impact.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
This ordinance has no direct fiscal impact.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This ordinance has no direct fiscal impact.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

This ordinance has no direct fiscal impact.

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
  - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
  - Increase and support local workforce development and small and locally owned businesses.
  - Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
  - Implement an economic development and tourism strategy to attract major investment and visitors.
  -

**Prior Legislation**

Ordinance No. 180535 (amending Code Sec. 3-437); Ordinance No. 240276 (amending Code Sec. 3-622); Ordinance No. 220700 (establishing Code Sec. 74-11)

## Service Level Impacts

This legislation is not anticipated to have a direct impact on City service levels.

## Staff Recommendation

Law Department review; sponsored by Mayor Lucas

Select One:  Sponsored  
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

The Law Department is policy-neutral on all legislation and does not provide a recommendation on this ordinance

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Unknown
2. How have those groups been engaged and involved in the development of this ordinance?  
Unknown
3. How does this legislation contribute to a sustainable Kansas City?  
Increases scope of prevailing wage requirements on certain development projects
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

This ordinance does not seek to authorize an agreement for which CREO review is applicable.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

[Click or tap here to enter text.](#)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)