



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241072

Submitted Department/Preparer: City Manager's Office

Revised 6/10/24

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

The ordinance approves the designation of a PIEA development area in the South Loop area of downtown Kansas City. The purpose of this designation is to allow the development of the Four Light multi-family building on the west half of the block bounded by Main Street on the east, Truman Road on the south, Baltimore Street on the west and 14th St. on the north. Under the PIEA statute, the area will be designated as an "undeveloped industrial area." That designation allows the development of commercial and multi-family uses

Discussion

In 2004, the City and Kansas City Live, LLC, an affiliate of The Cordish Company, entered into a master development agreement for the development of the South Loop area in downtown Kansas City. In 2018, the parties entered into the 13th Amendment to the master development agreement. That 13th Amendment set forth the terms for the development of multiple high-rise multifamily buildings in the area. The 13th Amendment provided for partial tax abatement and a sales tax exemption on construction materials for the multifamily buildings, and indicated that PIEA would be the designated agency to provide these benefits.

Pursuant to the 13th Amendment, the developer has completed the development of the Three Light building and the renovation of the Midland building. The developer is now planning the development of Four Light in the proposed PIEA plan area. Approval of the ordinance designating the area as a PIEA plan area is necessary before the development of Four Light can proceed.

The 13th Amendment requires the developer to pay prevailing wages and to comply with the City's MBE/WBE requirements in the development of the proposed building.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Designation of the area as a PIEA plan area does not require City funding.
3. How does the legislation affect the current fiscal year?
N/A.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Designation of the area as a PIEA area does not have a fiscal impact.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No.

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)

No account string to verify as 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?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.

- Address the various needs of the City's most vulnerable population by working to reduce disparities.
- Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

200497- Council retains discretion to authorize redirections, abatements, or exemptions of ad valorem real property taxes

Service Level Impacts

N/A.

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?
PIEA, City staff
3. How does this legislation contribute to a sustainable Kansas City?
Supports the vitality of downtown Kansas City
4. Does this legislation create or preserve new housing units?
Yes (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)

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)