



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240988

Submitted Department/Preparer: Please Select

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

Determining that the 19th Terrace and Central Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Discussion

The 19th Terrace & Central TIF Plan was approved by City Council on June 3, 1999 under Ordinance No. 990702 and has been amended several times. The Plan was approved as a Conservation Area with 22 projects planned. The original plan was to rehabilitate a large number of buildings in the vicinity of Custom Color Corporaton at 300 W. 19th Street, which now houses Truman Medical Center Behavioral Health. This Project did not receive TiF assistance.

Three projects were undertaken and completed with TIF Assistance by Broadway Development, LLC. The concept was to develop an urban live-work environment with office, studio, retail, and residential units, strengthening the creative arts related business in the area.

Some projects have expired, there are 5 remaining projects that have not expired yet.

TIF Plan Information	Projected	Actual
Number of Project Areas	16	7
Projected Total Project Costs	\$14,000,000	---
Total EATS Since Inception	----	\$239,000
Total PILOTS Since Inception	----	286,000
Total Disbursed to Date		\$4,000,000
Total Jobs to Date	250	402

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
N/A
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.
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?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.

- Increase and support local workforce development and minority, women, and locally owned businesses.
- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
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Prior Legislation

19th Terrace & Central

	Plan Approval	990702	6/3/99
19th Terrace & Central	1st Amendment	000778	6/15/00
19th Terrace & Central	2nd Amendment	040871	8/5/04
19th Terrace & Central	3rd Amendment 3 parts:2a Tower/2b bldgs/2c parking	070088	2/1/07
19th Terrace & Central	4th Amendment	200013	1/16/20
19th Terrace & Central	Project 1 (comm'l 9,250 sf office/27 car pkg)		
19th Terrace & Central	Project 2a (condo tower)	990932	2/1/07
19th Terrace & Central	Project 2b & 2c (b=2nd bldg/c=27 car pkg)	090497	6/11/09
19th Terrace & Central	Project 3 (10 pkg w/curb cuts)	990703	6/3/99
19th Terrace & Central	Project 4 no plan		
19th Terrace & Central	Project 5 (g=10 pkg for h/h-Mo Carriage Bldg rehab offices)	990704	
19th Terrace & Central	Project 6 (20,000sf rest or studios/galleries/common areas)	990705	6/3/99
19th Terrace & Central	Project 7 (11,000 sf rehab studio rental/warehouse)	990706	6/3/99

19th Terrace & Central	Project 8 (50,000 sf off/lab Custom Color)	990707	4/30/09
19th Terrace & Central	Project 9 (pkg for Custom Color)	990708	4/30/09
19th Terrace & Central	Project 10 (5,000 sf sgl story rehab/comm'l)	990709	3/1/01
19th Terrace & Central	Project 11 (24,000 sf 2 story)	000779	6/15/00
19th Terrace & Central	Project 12 (36,000 sf 3 story)	990710	3/1/01
19th Terrace & Central	Project 13 (Faultless pkg + QRS = 150)	990711	6/3/99
19th Terrace & Central	Project 14 (10,000 rehab 2 bldgs)	990712	
19th Terrace & Central	Project 15 (25,000 retail/65 pkg VWXYZ Y=Town Topic)	990713	12/18/08
19th Terrace & Central	Project 16 (5,000 sf 2 story)	990714	
19th Terrace & Central	Project 17 (7,500 sf/10,000 new retail/15 pkg)	990715	10/26/00
19th Terrace & Central	Project 18 (12,000 retail rehab/24,000 resid rehab/75 pkg)	990716	3/1/01

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?

N/A

3. How does this legislation contribute to a sustainable Kansas City?
Acknowledging the continued sustainability of the TIF Plan/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:

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)