City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250447
Submitted Department/Preparer: Housing
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

Accepting the recommendation of the Central City Economic Development Tax Board; reducing an existing appropriation by $19,026,782 and appropriating $19,026,782 from the Unappropriated Fund Balance in the Central City Economic Development; authorizing the Manager of Procurement Services to execute various funding agreements in accordance with this Ordinance; and authorizing the Director of the Housing and Community Development Department to expend up to $19,026,782 from the funds appropriated in the Central City Economic Development fund.

Discussion

That the recommendations of Central City Economic Development Tax Board that was issued May 13th, 2025, are hereby accepted:

Section 2. That the sum of $19,026,782 is hereby reduced in the following account of the Central City Economic Development Sales Tax Fund:

26-2200-555998-55Budget-B Budget Integration Account $19,026,782

Section 3. That the sum of $19,026,782 is hereby appropriated to the following accounts of the Central City Economic Development Sales Tax Fund:

Budget Account	Project Name	Funding Award
26-2200-555998-55PARADE-B	Parade Park	$5,000,000.00
26-2200-555998-55BTWHEATLEY-B	BT Wheatley Townhomes	$1,825,130.00
26-2200-555998-5521VINELIVE-B	21 Vine Live + Work	$850,000.00
26-2200-555998-55HOPECENTER-B	Hope Center Housing	$1,909,373.00
26-2200-555998-552534PROSPECT-B	Blaque - 2534 Prospect	$618,817.00
26-2200-555998-55PRAIRIE-B	Prairie Two Flat	$286,787.00

26-2200-555998-55AGELESS-B	Ageless Adventures	$427,000.00
26-2200-555998-55BOONE-B	Historic Boone Theater	$1,376,032.00
26-2200-555998-55SWOPE-B	Swope Health Inc Hosp Div Prg	$500,000.00
26-2200-555998-55OVERLOOK-B	The Residences at Overlook	$1,000,000.00
26-2200-555998-55SATCHEL-B	Satchel's House	$1,000,000.00
26-2200-555998-55JAZZONIAN-B	Jazzonian Hotel	$1,000,000.00
26-2200-555998-55SOUTHPT63-B	SouthPoint@63rd	$1,600,000.00
26-2200-555998-55EMELDA-B	Emelda Duplexes	$633,643.00
26-2200-555998-55LINEAGE-B	Lineage Distribution Center	$1,000,000.00
Total		**$19,026,782.00**

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No

2. What is the funding source?

26-2200-555998-55Budget-B Budget Integration Account $19,026,782

3. How does the legislation affect the current fiscal year?
   This ordinance allocates $19,026,782 of the Central City Economic Development FY 26 budget to approved projects.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   No

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)
Money is being re-appropriated to the approved projects in fund 2200.

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

N/A

Service Level Impacts

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further

redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth;

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?
   WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth

4. Does this legislation create or preserve new housing units?
   Yes (Press tab after selecting)

   Total Number of Units 671
   Number of Affordable Units 365

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:
   A Notice to Proceed will be issued for each developer upon the approval of CREO’s CUP/LOI.

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)?
   Yes(Press tab after selecting)
   In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.