



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260218

Submitted Department/Preparer: PIEA

Revised 12/03/25

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

Approving the 25 Campbell PIEA General Development Plan on a site consisting of 2.32 acres, not including public rights of way, generally bordered by E. 25<sup>th</sup> Street on the north, E. 26<sup>th</sup> Street on the south, Campbell Street to the east, and public right-of-way to the west, and declaring said area to be an undeveloped industrial area and in need of development and rehabilitation pursuant to the Planned Industrial Expansion Law; and authorizing tax abatement.

### Discussion

This Plan will create a PIEA eligible development area. Any project(s) approved in accordance with this plan will be required to satisfy requirements set forth by CREO.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
The General Development Plan and Qualification Study was prepared by a consultant and the costs of the PIEA will be reimbursed by the Sponsor. The redevelopment will occur on the basis of request for proposals by the PIEA.
3. How does the legislation affect the current fiscal year?  
The ordinance has no impact on the adopted city budget or Kansas City's finances.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
The legislation should have a positive fiscal impact on future fiscal years that includes increased real property, personal property, and sales taxes. The legislation will not have a negative fiscal impact on future fiscal years.

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

The legislation will generate additional revenue through redevelopment, and leverage outside funding of developers of the Planning Area.

**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 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**

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?  
The improvement of the environment will have a positive impact on the population of the area.
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?  
This legislation will turn vacant and underutilized property into housing units serving an average of 60% or less AMI tenant and workforce housing.
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units [Click or tap here to enter text.](#)

Number of Affordable Units [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)