



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250272

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

Establishing Fund No. 3456, 2026A Taxable Special Obligation Bond Fund; estimating \$30,000,000.00 and appropriating the same for the purpose of providing funds for the reconstruction of the Barney Allis Plaza/Auditorium Plaza Garage complex; authorizing a fourth amendment in the amount of \$27,092,347.00 to an agreement with McCown Gordon Construction, LLC for Guaranteed Maximum Price No. 4 (GMP-4) with a total contract price of \$118,487,608.00 for plaza level improvements, perimeter construction, and one story retail of Barney Allis Plaza; authorizing the Director of Finance to close project accounts upon project completion; and establishing May 1, 2025 as the effective date of this ordinance.

### Discussion

The approved financing plan for the reconstruction of Barney Allis Garage and Plaza provided two separate issuances of bonds, one in FY 2025 in the amount of \$90 million, and a second in FY 26 for \$30 million. This ordinance establishes Fund No. 3456 and estimates and appropriates Taxable Special Obligation revenues in the amount of \$30 million to provide funding for the final portion of the reconstruction of Barney Allis Garage and Plaza. Further, this ordinance authorizes the Director of General Services Department to execute an amendment in the amount of \$27,092,347 with McCown Gordon Construction, LLC for plaza level improvements, perimeter construction, and one-story retail of Barney Allis Plaza. The effective date of this ordinance is May 1, 2025.

### Fiscal Impact

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

2. What is the funding source?

Funds will be estimated in FY 2025-26 in Fund 3456, 2026A Taxable Special Obligation Bond Fund.

Revenue:

AL-3456-120000-590000

Bond Proceeds

\$30,000,000.00

Expenditures:

AL-3456-075100-B-07PG2365 Barney Allis Plaza Garage Project  
\$30,000,000.00

3. How does the legislation affect the current fiscal year?  
This ordinance does not affect FY 2025.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
This legislation is for a one-time project. Debt service obligations associated with this bond issuance will be repaid in future fiscal years, and there will be future costs associated with the operations of this asset.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Subsequent operation of the garage will generate revenue.

### **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 seeks to establish a Bond Fund for the purposes of financing the continuing reconstruction of the Barney Allis Plaza Garage.

## **Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.

- Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
- Build on existing strengths while developing a comprehensive transportation plan for the future.
- Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
- Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- Focus on delivery of safe connections to schools.

## Prior Legislation

Ordinance 240313; 241028

## Service Level Impacts

The project will finish funding to construct a public facility that is sorely needed to support our convention and entertainment district.

## 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?  
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.

Yes - I have submitted documents for CREO Review (Press tab after selecting)  
Please attach or copy and paste CREO's review.

The project is slated to meet the approved of 14% MBE and 14% WBE.

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)