



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240989

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 Bannister & Wornall Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Discussion

The Bannister & Wornall TIF Plan was approved by the City Council on may 15, 2014 under Ordinance no. 140372 for the purpose of blight removal and rehabilitation of a 75,000 sq. ft. existing structure located at 9400 Wornall Road and the construction of a 471,467 sq. ft. building for office space and a parking garage plus all the necessary infrastructure which were Projects A & B. The Project Improvements commenced in 2018 and were completed in the summer of 2020.

The Projects was also granted Chapter 100 benefits in the form of one hundred percent (100%) real property tax abatement for 15 years and fifty percent (50%) real property tax abatement for 10 years. Therefore no Payments In Lieu of Taxes are being collected to pay any Reimbursal Project Costs at any time while such real property tax abatement is in effect.

The Developer of the Project was VanTrust Real Estate, LLC and Burns & McDonnell as part Owner of the Building.

TIF Plan Information	Projected	Actual-to-Date
Number of Project Areas	2	2
Projected Total Project Costs	\$232,219,643	\$123,393,979
Total EATS Since Inception	---	\$7,301,987
Total Disbursed to Date	---	\$6,955,553
Job Creation	2,100	4,360
Initial/Current Assessed Value	\$2,645,558	\$53,219,424

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Tax Increment Financing & Private 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.
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

Bannister & Wornall	Plan Approval First	140372	5/15/14
Bannister & Wornall	Amendment	180019	1/25/18
Bannister & Wornall	Project A	140373	2/1/17
Bannister & Wornall	Project B	140374	11/3/22
	Second		
Bannister & Wornall	Amendment	220968	11/3/22

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?
Acknowledgement of the continued sustainability of the 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)