



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260339

Submitted Department/Preparer: Mayor/Council's Office

Revised 01/30/25

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

Reaffirming the intent of the City Council to continue good-faith negotiations with the Kansas City Royals for the retention of the team in Kansas City; directing the City Manager to negotiate and execute a term sheet, lease, and development agreement with the Kansas City Royals or an affiliated entity for design, construction, and operations of a new stadium, team offices, and supporting infrastructure (the "Project") in the Washington Square Park/Crown Center area; authorizing the execution of additional cooperative agreements in connection with the term sheet, lease, and development agreement; directing the City Manager to apply for a Tax Increment Financing Plan for the Project; appropriating \$250,000.00 from the Development Services Fund and authorizing the use of previously appropriated funds for the purpose of executing certain professional services agreements in furtherance of the objectives of this ordinance; finding that the Project is a public benefit to the City and the State of Missouri; directing the City Manager to apply for various financial and tax incentives through state agencies; directing the City Manager to negotiate intergovernmental cooperative agreements with the State of Missouri and related entities; authorizing the execution of additional agreements as necessary to comply with the directives of this ordinance; waiving the contract solicitation and Article IV, Chapter 3, requirements otherwise set out in the Code of Ordinances as to the agreements authorized in this Ordinance; directing the City Manager to conduct public engagement related to the lease and development agreement; declaring the intent of the City Council to reimburse itself from bond proceeds for certain expenditures; and recognizing this ordinance as having an accelerated effective date.

Discussion

the Kansas City Royals have been a cornerstone of Kansas City's identity for over five decades, having played in the City since 1969 and bringing two World Series championships to the region in 1985 and 2015; and

The Kansas City Royals organization represents more than a baseball team but serves as an important institution that unites the community, provides educational and charitable programs, and contributes significantly to the region's tourism, hospitality, and entertainment sectors. The State of Missouri has passed the Show-Me Sports Investment Act, which provides state funding of up to 50% of the total project costs for stadium projects that cost at least \$500 million in connection with Major League Baseball and National Football League teams. The development of a new stadium and associated stadium district (the "Downtown Baseball District") could provide significant economic development opportunities for the City and can expect to receive significant funding from the State of Missouri. The Downtown Baseball District would increase tax revenue for the City and State of Missouri, draw tourism to the City and State, encourage recreation and educational opportunities for children in Missouri, enhance the Kansas City Parks and Boulevard system, and contribute to a vibrant, dense, walkable urban atmosphere. The City Council remains committed to retaining the Kansas City Royals in Kansas City and is committed to continuing good faith negotiations with the Royals, as previously stated in Resolution No. 230656 and Ordinance No. 260032. Washington Square Park/Crown Center area has been identified by the Kansas City Royals as the location for the development of the Downtown Baseball District, and the City desires to establish terms of a comprehensive lease and a comprehensive development agreement for the Project. It is in the best interests of the City to authorize negotiations for a lease and a comprehensive development agreement while maintaining City Council oversight and final approval authority.

The City Council wishes to provide clear instructions to the City Manager as to the terms to be included in the lease and development agreement, which shall then be presented to the City Council for final approval

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Development Services Fund 2210-105012-B 10DWNTNSTDMDIS
3. How does the legislation affect the current fiscal year?
Appropriates \$250,000 from the unappropriated fund balance of the Development Services Fund
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

This legislation authorizes the City Manager to enter into negotiations for a downtown stadium. Future financial impacts will be determined in future legislation.

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)

The Development Services Fund has fund balance available to support the proposed amount. The unreserved Fund Balance of the Development Services Fund (2210) is \$13,528,207 as of the Third Quarter Analysis.

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):
 - ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - ☐ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - ☐ Increase and support local workforce development and small and locally owned businesses.
 - ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
 - ☒ Implement an economic development and tourism strategy to attract major investment and visitors.
 - ☐

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?
N/A
2. How have those groups been engaged and involved in the development of this ordinance?
Ordinance will direct City Manager to negotiate with the Royals
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)

no

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)