



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Ordinance 250963

Submitted Department/Preparer: Mayor/Council'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

Approving a modification of the incentivized project construction timeline for the Wheatley-Provident Hospital at 1826 Forest.

Discussion

The City Council initially approved the Wheatley-Provident Hospital Urban Renewal Plan ("The Plan") by Ordinance No. 210546 on July 1, 2021, to eliminate and prevent the spread, development and recurrence of the blighted conditions within the Wheatley-Provident Hospital Urban Renewal Area ("Plan Area"). Pursuant to Land Clearance Redevelopment Authority ("LCRA") Resolution No. 07-03-21 dated July 28, 2021, the LCRA selected 1826 Forest RE Holdings, L.L.C., (the "Developer") for a project located at 1826 Forest Ave ("Project Area") and approved a ten year abatement of the increase in property taxes at 100%; and on April 13, 2023, Council approved Ordinance No. 230316, enacting Code § 74-12, which provides default construction timelines for incentivized projects. LCRA initially established a completion date of December 21, 2023 which was later extended. the construction delay for the Project is due to design changes and cost increases driven by a need to provide highly specialized design standards to the intended tenant the project will entail the stabilization and redevelopment of the Wheatley-Provident Hospital building to house health care/tech/life sciences, research and the Council believes that the public purpose supporting the Project remains unchanged and the incentives remain appropriate; and Code § 74-12 provides that Council may modify the construction timelines for project.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
This legislation does not appropriate any funds
3. How does the legislation affect the current fiscal year?

This legislation does not appropriate any funds

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

This resolution does not appropriate any funds.

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)

This legislation does not appropriate any funds

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.
 - ☐

Prior Legislation

Ordinance 210546, 230316

Service Level Impacts

To be determined.

Other Impacts

1. What will be the potential health impacts to any affected groups?
To be determined
2. How have those groups been engaged and involved in the development of this ordinance?
Unknown.
3. How does this legislation contribute to a sustainable Kansas City?
Yes
4. Does this legislation create or preserve new housing units?
Please Select (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)