



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250971

Submitted Department/Preparer: Public Works

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

Estimating revenue in the amount of \$6,945,750.00 in the Special Obligation Bond Series 2026B Projects Fund, No. 3457; and appropriating the same in Fund No. 3457; authorizing a construction contract with Infrastructure Solutions, LLC, with a total value of \$5,577,711.00 for the West Bottoms Phase 1a Tranche 2 Project; designating requisitioning authorities; declaring the intent of the City to reimburse itself from the bond proceeds for certain expenditures; authorizing the Director of Finance to close project accounts upon completion; and establishing this ordinance as having an accelerated effective date.

### Discussion

This ordinance appropriates funds from the bond issuance to support public infrastructure with the West Bottoms neighborhood. The ordinance authorizes the Director of Public Works to enter construction contracts and designates requisitioning authority for Public Works. The ordinance also authorizes the Finance Director to close accounts based on certain criteria.

### Fiscal Impact

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

2. What is the funding source?

Special Obligation Bond Series 2026B Project Fund

Revenue:

|                      |               |                 |
|----------------------|---------------|-----------------|
| AL-3457-120000-59000 | Bond Proceeds | \$ 6,945,750.00 |
|----------------------|---------------|-----------------|

Expenditure:

|                           |                            |                 |
|---------------------------|----------------------------|-----------------|
| AL-3457-898014-B-89008983 | West Bottoms Public Infra. | \$ 6,580,750.00 |
|---------------------------|----------------------------|-----------------|

|                           |                            |               |
|---------------------------|----------------------------|---------------|
| AL-3457-107710-B-89008983 | West Bottoms Public Infra. | \$ 365,000.00 |
|---------------------------|----------------------------|---------------|

|       |  |                 |
|-------|--|-----------------|
| TOTAL |  | \$ 6,945,750.00 |
|-------|--|-----------------|

3. How does the legislation affect the current fiscal year?  
Continuing bond funds may or may not be paid out during FY 2026.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Project revenues (TIF and CID) are expected to be adequate to pay debt service on the bonds to the extent necessary bonds will be paid by general municipal revenues.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Construction of public infrastructure is expected to encourage private development within the West Bottoms.

### **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)**

No account string to verify because this legislation is estimating and appropriating bond revenues.

## **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 221064 authorized a Predevelopment Agreement with West Bottoms - Propco Master, LLC for the development of approx. 21.85 acres in the West Bottoms

Ordinance 240256 approved the West Bottoms TIF Plan

Ordinance 240600 approved the First Amendment to the TIF Plan

Ordinance 240581 established the West Bottoms Central Community Improvement District

Ordinance 240647 estimated revenues and appropriated funds to fund Phase 1a Public Improvements and authorized a construction contract

Ordinance 250216 authorized the issuance of the City's Special Obligations Bonds, Series 2026B to finance \$14.8m of Phase 1a costs.

Ordinance 250599 established bond fund and appropriated revenues for Phase I

## Service Level Impacts

Replacing aging infrastructure; improving streetlights and lighting energy efficiency; improving sidewalks, cross walks, and lighting for added pedestrian safety; creating a public gathering open space for public use.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
The West Bottoms neighborhood will benefit from improved pedestrian safety features as well as additional green space.
2. How have those groups been engaged and involved in the development of this ordinance?  
NA
3. How does this legislation contribute to a sustainable Kansas City?  
NA
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.

Please Select (Press tab after selecting)

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)