



Agenda

Neighborhood Planning and Development Committee

Lee Barnes Jr., Chair
Andrea Bough, Vice Chair
Dan Fowler
Brandon Ellington
Teresa Loar

Wednesday, May 25, 2022

1:30 PM

26th Floor, Council Chamber

<https://us02web.zoom.us/j/84530222968>

PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:

<https://us02web.zoom.us/j/84530222968>

[220447](#) Approving a development plan in lieu of a Special Use Permit pursuant to Section 88-517-09-D, in Districts R-2.5 and B1-1 on about 4 acres generally located at northwest corner of E. 39th Street and Jackson Avenue to allow for a 53-unit residential development within seven (7) "Multi-Unit House" buildings. (CD-CPC-2021-00100).

Attachments: [CD-CPC-2021-00100 Fact Sheet](#)

[220448](#) Rezoning an area of about 105 acres generally located at the northwest corner of E. 155th Street and 1-49 (approximately 1,000 feet west) from Districts M1-5 and R-80 to District M2-5, and approving a development plan which also serves as a preliminary plat, to allow for 1.3 million square foot of office and warehouse development on three lots and one tract. (CD-CPC-2022-00019 & CD-CPC-2022-00025)

Attachments: [CD-CPC-2022-00025 FACTSHT](#)

[220453](#) Detaching approximately 103 acres generally located at 4200 Bong Street from Kansas City, upon the annexation of said property by the City of Belton. (CD-CPC-2021-00197)

Attachments: [CD-CPC-2021-00197 FactSheet](#)

Shields

[220454](#) Amending Chapter 88, Code of Ordinances, by repealing Sections 88-420-16, Alternative Compliance Parking Plans; 88-516, Plan Review; 88-530, Site Plan Review and Approval; and 88-570, Administrative Adjustments; and enacting in lieu thereof new sections of like number and subject matter for the purpose of providing a mechanism for property owners to elect to receive notice of certain administrative decisions regarding property within 300 feet of an owner's property.

Attachments: [No Fact Sheet](#)

HELD IN COMMITTEE

Robinson

[220233](#) Amending Section 68-449, Code of Ordinances, to provide parameters for the amendment of contracts for Central City Economic Development Sales Tax funds without City Council approval.

Attachments: [220233 No Fact Sheet](#)

[220425](#) Reducing an appropriation in the amount of \$783,266.00 in the Central City Economic Development Sales Tax Fund; appropriating \$783,266.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with GEM Theater Cultural and Performing Arts Center, Inc in the amount of \$783,266.00 for the purpose of constructing an affordable housing development located at 2033 Vine Street.

Attachments: [FACT SHEET - 21 Vine Live Work Townhomes](#)
[FISCAL NOTE 21 VINE](#)
[Approp Admin - TMP - 1794](#)

220426 Reducing an appropriation in the amount of \$1,500,000.00 in the Central City Economic Development Sales Tax Fund; appropriating \$1,500,000.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Ivanhoe Neighborhood Council in the amount of \$1,500,000.00 for the purpose of constructing a transitional housing development located at 2005 East 35th Street.

Attachments: [FACT SHEET - Heroes Home Gate Transitional Home Expansion](#)
[FISCAL NOTE HHG](#)

220427 Reducing an appropriation in the amount of \$545,000.00 in the Central City Economic Development Sales Tax Fund; appropriating \$545,000.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Ivanhoe Neighborhood Council in the amount of \$545,000.00 for the purpose of rehabilitation of existing homes including administrative fees and liaison expenses.

Attachments: [Fact Sheet - Ivanhoe Minor Home Repair Program](#)
[FISCAL NOTE IVANHOE MHR](#)
[Approp Admin TMP-1798.pdf](#)

220428 Reducing an appropriation in the amount of \$250,000.00 in the Central City Economic Development Sales Tax Fund; appropriating \$250,000.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Jerusalem Farm, Inc., in the amount of \$250,000.00 for the purpose of rehabilitation of existing homes including administrative fees and liaison expenses.

Attachments: [Fact Sheet - CCED Jerusalem Farm](#)
[Fiscal Note - CCED Jerusalem Farm](#)

[220429](#) Reducing an appropriation in the amount of \$668,232.00 in the Central City Economic Development Sales Tax Fund; appropriating \$668,232.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Monarque Advisory, LLC, in the amount of \$668,232.00 for the purpose of redeveloping and constructing affordable housing development located at 2904 E. 23rd Street and 2914 E. 23rd Street.

Attachments: [Fact Sheet - CCED Monarque](#)
[Fiscal Note - CCED Monarque](#)

[220430](#) Reducing an appropriation in the amount of \$3,600,000.00 in the Central City Economic Development Fund; appropriating \$3,600,000.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Promise Place, LLC in the amount of \$3,600,000.00 for the purpose of constructing an affordable housing development located at 4423 Olive Street.

Attachments: [Fact Sheet TMP 1802](#)
[FISCAL NOTE - CCED R4 PROMISE PLACE](#)
[Approp Admin - TMP 1802](#)

[220431](#) Reducing an appropriation in the amount of \$1,500,000.00 in the Central City Economic Development Sales Tax Fund; appropriating \$1,500,000.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Zhou B Art Center, LLC, in the amount of \$1,500,000.00 for the purpose of repurposing, preserving, acquiring and rehabilitating historic building located at 1801 E. 18th Street.

Attachments: [Fact Sheet - Zhou B Art Center of Kansas City](#)
[Fiscal Note- TMP 1803](#)
[Approp Admin - TMP 1803](#)

- [220433](#) Approving the Substantial Amendment to 2017-2021 One Year Action Plan to reprogram funding for the HOME Investment Partnership Program in the amount of \$1,546,887.00; authorizing the Housing and Community Development Department to execute contracts; designating requisitioning authority.

Attachments: [FS HOME Reprogram](#)
[RMF FN Reprogram May 2022](#)
[RMF AA - Reprogrammed HOME May 2022](#)

Bunch

- [220440](#) Authorizing an application to the Missouri Development Finance Board for the authorization of state tax credits in the amount not to exceed \$6,000,000.00 to make possible the development of the Kansas City Current Stadium in the Berkley Riverfront district, in Kansas City, Missouri; and authorizing the City Manager to execute a tax credit agreement in the event that the application is approved.

Attachments: [Fact Sheet](#)

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.
2. Closed Session
 - Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
 - Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
 - Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
 - Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
 - Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
 - Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
 - Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.
3. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOublg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

The City Clerk's Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver's License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.



File #: 220447

ORDINANCE NO. 220447

Approving a development plan in lieu of a Special Use Permit pursuant to Section 88-517-09-D, in Districts R-2.5 and B1-1 on about 4 acres generally located at northwest corner of E. 39th Street and Jackson Avenue to allow for a 53-unit residential development within seven (7) “Multi-Unit House” buildings. (CD-CPC-2021-00100).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in lieu of a Special Use Permit pursuant to Section 88-517-09-D, in Districts R-2.5 (Residential 2.5) and B1-1 (Neighborhood Business 1 (dash 1)) for Bodhi Development on about 4 acres generally located at the northwest corner of E. 39th Street and Jackson Avenue, and more specifically described as follows:

All that part of the Northeast Quarter of Section 22, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows: commencing at the southeast corner of the Northeast Quarter of said Section 22, thence North 02 degrees 21 minutes 37 seconds East, with the east line of the Northeast Quarter of said Section 22, a distance of 30.00 feet; thence North 87 degrees 43 minutes 51 seconds West, a distance of 30.00 feet to a point on the north right of way of 39th Street, said point also being the point of beginning; thence continuing with the northerly right of way of 39th Street, North 87 degrees 43 minutes 51 seconds West, a distance of 297.13 feet; thence North 02 degrees 21 minutes 13 seconds East, a distance of 603.10 feet to a point on the southerly right of way of 38th Street; thence continuing with the northerly right of way of 38th Street, South 87 degrees 41 minutes 08 seconds East, a distance of 297.20 feet to a point on the westerly right of way Jackson Avenue; thence continuing with the westerly right of way of Jackson Avenue, South 02 degrees 21 minutes 37 seconds West, a distance of 602.86 feet to the point of beginning. The above described tract contains 179,185 square feet or 4.11 acres.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.

2. The west half of Jackson Avenue shall be improved to City standards as required by Chapter 88, to current standards, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining a required permit from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
3. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
4. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit, whichever occurs first.
5. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.
6. That 38th Street between Jackson Avenue and Norton Avenue shall be constructed to City standards as required by Chapter 88, to current standards, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining a required permit from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
7. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
8. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
9. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.

10. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
11. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
12. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
13. The project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
14. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
15. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
16. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
17. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way. Street trees shall be installed along all abutting street frontages.
18. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to recording the final plat (if platting open space tracts) or a certificate of occupancy (if paying money-in-lieu).

19. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
20. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.
21. The developer shall submit water main extension drawings for new fire hydrants prepared by a registered professional engineer in Missouri to the water main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations. The public fire hydrants shall have a maximum spacing of 300' along Jackson Avenue.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

220447

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2021-00100 & CD-ROW-2020-00038

Brief Title

To approve a development plan for Bodhi Residential Development to allow for a 53-unit residential development within seven (7) "Multi-Unit House" buildings, and to vacate Norton Avenue.

Details

Location: 3840 Jackson Avenue - generally located at northwest corner of E. 39th Street and Jackson Avenue.

Reason for Legislation: Development plans requires City Council approval, and to vacate Norton Avenue from E. 38th Street to E. 39th Street.

See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.

SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

- Staff determined that there was no stream buffer present as the site did not have an actual stream or riparian vegetation present.
- Plans were revised to remove stream buffer from the development plan and preliminary plat.
- The stream buffer conditions have been deemed satisfied by staff.
- Right of way vacation eliminated the condition to improve Norton Avenue.

CITY PLAN COMMISSION RECOMMENDATION:

Approval subject to the following corrections and conditions:

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
2. That the west half of Jackson Avenue shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
3. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
4. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	3 rd District (Ellington & Robinson)
Applicants / Proponents	<p>Applicant Vecino Group, LLC 3800 Norton Avenue Kansas City, MO 64128</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	Groups or Individuals None
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
	<p>City Plan Commission (7-1) 10-19-2021 By Aye: Allender, Baker, Crawl, Enders, Hill, Rojas & Sadowski. Nay: Beasley</p> <p> <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken </p> <p><input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>
Board or Commission Recommendation	
Council Committee Actions	<input type="checkbox"/> Do Pass
	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold
	<input type="checkbox"/> Do not pass

5. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
6. That 38th Street between Jackson Avenue and Norton Avenue shall be constructed to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.

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Continued from Page 2

CONDITIONS:

7. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
8. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
9. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
10. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
11. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
12. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
13. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
14. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
15. Fire hydrant distribution shall follow IFC-2018 Table C102.1
16. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
17. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way. Street trees shall be installed along all abutting street frontages.
18. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2022) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to recording the final plat (if platting open space tracts) or certificate of occupancy (if paying money-in-lieu).
19. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
20. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.
21. The developer must submit water main extension drawings for new Fire Hydrants prepared by a registered professional Engineer in Missouri to the water main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations. The public fire hydrants shall have a maximum spacing of 300' along Jackson Ave.

Fact Sheet Prepared By: Olofu Agbaji
Lead Planner
Date: 04-23-22

Reviewed By: Joseph Rexwinkle, AICP
Division Manager
Development Management
Division.
Date: 05-02-22

Reference Numbers:
Case No. CD-CPC-2021-00100
Case No. CD-ROW-2021-00038

Initial Application Filed: 06-03-2021
City Plan Commission Action: 10-19-2021
Revised Plans Filed: 04-15-2022
Total Days in City Review:

**Total Days in Applicant's
Hands:**



File #: 220448

ORDINANCE NO. 220448

Rezoning an area of about 105 acres generally located at the northwest corner of E. 155th Street and 1-49 (approximately 1,000 feet west) from Districts M1-5 and R-80 to District M2-5, and approving a development plan which also serves as a preliminary plat, to allow for 1.3 million square foot of office and warehouse development on three lots and one tract. (CD-CPC-2022-00019 & CD-CPC-2022-00025)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A 1326 rezoning an area of approximately 105 acres generally located at the northwest corner of E. 155th Street and 1-49 (approximately 1,000 feet west) from Districts M1-5 (Manufacturing) and R-80 (Residential 80) to District M2-5 (Manufacturing), and approving a development plan which also serves as a preliminary plat, said section to read as follows:

Section 88-20A 1326. That an area legally described as:

A 105.192 acre tract of land being a portion of the land conveyed in Missouri Special Warranty Deed recorded as Instrument 2007E0084841 and lying in Section 35, Township 47 North, Range 33 West, Kansas City, Jackson County, Missouri, more particularly described as follows: Commencing at the southeast corner of said Section 35, being monumented by a 3" aluminum monument; thence North 86° 22' 32" West 1073.81 feet along the south line of said Section 35; thence North 03° 37' 28" East 180.00 feet to the north right of way of east 155th Street and the point of beginning of the tract herein described; thence North 86° 22' 32" West 2269.44 feet along the north right of way to a point in the centerline of a creek; thence North 38° 34' 53" East 63.22 feet; thence North 15° 00' 00" East 500.00 feet; thence North 10° 00' 00" East 500.00 feet; thence North 00° 00' 00" East 500.00 feet; thence North 70° 00' 00" East 500.00 feet; thence North 55° 00' 00" East 500.00 feet; thence North 85° 00' 00" East 500.00 feet; thence North 60° 00' 00" East 500.00 feet; thence North 65° 00' 00" East 500.00 feet to the west right of way line of the St. Louis and San Francisco Railroad; thence South 03° 38' 54" West 1925.08 feet along the west right of way to a point of tangential curvature; thence southerly along a curve to the right, said curve having an arc length of 538.73 feet, a radius of 2814.93 feet and a delta of 10° 57' 56"; thence South 14° 36' 50" West 184.64 feet to the point of beginning. Note:

the bearings herein are referenced to Missouri State Plane Grid North and this description was authored by Tobin R. Roberts, MOPLS 2001015269.

is hereby rezoned from Districts M1-5 (Manufacturing) and R-80 (Residential 80) to District M2-5 (Manufacturing), all as shown outlined on a map marked Section 88-20A1326, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan (preliminary plat) for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
2. The developer shall secure approval of a project plan from the City Plan Commission prior to building permit.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.
4. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. That alternative compliance landscape standards are hereby approved subject to the plan being revised to a dense and continuous row of evergreen shrubs along the south side of all parking lots visible from 155th Street.
6. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
7. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
8. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
9. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department and enter into

covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

10. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
11. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
12. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Land Development Division, prior to issuance of any stream buffer permits.
13. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
14. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit, whichever occurs first.
15. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
16. The developer shall design and construct any interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks unless such standards are waived by the City Council upon a recommendation from the City Plan Commission and Transportation and Development Committee.
17. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Land Development Division

showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Land Development Division.

18. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
19. The developer must grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
20. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and the developer shall be responsible for all costs associated with subordination activities now and in the future.
21. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
22. The developer shall secure approval of a street naming plan from the Development Management Division prior to Mylar approval of the final plat or prior to issuance of building permit, whichever occurs first.
23. Fire department access roads shall be provided prior to any building permit or demolition permit. Such roads shall be an all-weather surface and designed to support a fire apparatus with a gross axle weight of 85,000 pounds.
24. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC).
25. Fire hydrant distribution shall follow IFC-2018 Table C102.1. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site.
26. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018.

27. The developer shall provide evidence to the Water Services director that the water and fire service lines meet current Water Services Department rules and regulations prior to a certificate of occupancy.
28. The developer shall cause a water flow test to be performed and provide evidence to the Water Services director which indicates whether there is adequate water pressure to serve the development prior to a building permit.
29. A full flow fire meter will be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
30. The developer shall submit drawings, prepared by a registered professional engineer licensed in the State of Missouri for public water main extensions and fire hydrants and related appurtenances the water main extension desk for review, acceptance and contracts per the Water Services Department rules and regulations for water main extensions and relocations.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/ZONING

220448

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2022-00019 & 2022-00025

Brief Title

Approval Deadline

To consider rezoning from Districts M1-5 and R-80 to District M2-5 and approval of a development plan in DistrictS M2-5 to allow for 1.3 million sq. ft. development on 105 acres.

Details

Positions/Recommendations

Specific Address
Generally located at the northwest corner of E. 155th Street and 1-49 (approximately 1,000 feet west).

Sponsor
Jeffrey Williams, AICP, Director
Department of City Planning and Development

Programs, Departments, or Groups Affected
6th District (Bough & McManus)

Reason for Legislation
1. To consider rezoning from Districts M1-5 and R-80 to District M2-5.
2. To consider approval a development plan which also serves as a preliminary plat M2-5 (Manufacturing) to allow for 1.3 million square foot of office and warehouse development on three (3) lots and one (1) tract, on about 105 acres.

Applicants / Proponents
Applicant Port KC

City Department
City Development
Other

Discussion

SEE ATTACHED STAFF REPORT.

Opponents

Groups or Individuals

Basis of opposition

Staff Recommendation
 For
 Against

Reason Against

Board or Commission Recommendation
City Plan Commission (7-0) 05-03-2022
By Aye: Allender, Baker, Beasley, Crowl, Hill, Rojas & Sadowsk
 For Against **No action taken**
 For, with revisions or conditions (see details column for conditions)

Council Committee Actions
 Do pass
 Do pass (as amended)
 Committee Sub.
 Without Recommendation
 Hold
 Do not pass

Details

--

Policy/Program Impact

Policy or Program Change	<input type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	

Finances

Cost & Revenue Projections -- Including Indirect Costs	
Financial Impact	
Fund Source (s) and Appropriation Account Codes	

Fact Sheet Prepared By:

Olofu O. Agbaji
Staff Planner

Date: 05-05-2022

Reviewed by:

Joseph Rexwinkle, AICP, Division Manager
Development Management

Date: 05-16-22

Initial application filed: 02-16-2022

Revised Plans Recieved: 04-28-2022

Reference Numbers



File #: 220453

ORDINANCE NO. 220453

Detaching approximately 103 acres generally located at 4200 Bong Street from Kansas City, upon the annexation of said property by the City of Belton. (CD-CPC-2021-00197)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the following property, generally located at 4200 Bong Street, and more specifically described as follows:

All land enclosed with the following description: All that part of the Southeast Quarter of Section 3, and all that part of the Southwest Quarter of Section 2, all in Township 46, Range 33, Cass County, Missouri described as follows: Commencing at the Southwest corner of said Southeast Quarter of Section 3; thence South 85 degrees 17 minutes 51 seconds East along the South line of said Southeast Quarter, a distance of 218.15 feet to the true point of beginning of the tract of land to be herein described; thence South 20 degrees 27 minutes 00 seconds West, 30.87 feet to a point on the South Right of Way line of Markey Road; thence along said South Right of Way line South 85 degrees 21 minutes 09 seconds East, 237.00 feet; thence North 2 degrees 48 minutes 37 seconds East, a distance of 1797.00 feet; thence South 70 degrees 23 minutes 06 seconds East, a distance of 1111.68 feet; thence North 80 degrees 38 minutes 14 seconds East, a distance of 458.02 feet to a point on the Westerly line of Fairchild Drive and 30 feet westerly of the centerline thereof; thence Southeasterly along a curve to the left having a radius of 5772.93 feet and an initial tangent bearing of South 16 degrees 33 minutes 55 seconds East, and arc distance of 108.43 feet to a point on the north line of Bong Street and 35 feet Northerly of the centerline thereof; thence South 18 degrees 03 minutes 56 seconds East, a distance of 65.00 feet to a point on the South line of said Bong Street, thence North 71 degrees 56 minutes 04 seconds East along the South line of said Bong Street, a distance 500.64 feet; thence North 25 degrees 24 minutes 22 seconds West, 30.33 feet; thence South 71 degrees 53 minutes 31 seconds West, 68.67 feet; thence North 13 degrees 09 minutes 26 seconds West, 865.49 feet; thence South 77 degrees 24 minutes 54 seconds West, 432.55 feet to a point on a curve, said curve having a radius of 5772.93 feet, and at this point.

is hereby declared to be detached by the City of Kansas City, Missouri upon the annexation of the same property by the City of Belton, Missouri, according to the terms of Section 71.011 RSMo, subject to the following condition:

1. That the City of Belton dedicate easements for all water and sewer infrastructure in the area to be de-annexed to the satisfaction of the Water Services Department prior to passage of this ordinance.

Section B. That the City of Belton, Missouri shall file a certified copy of this ordinance simultaneously with the filing of a certified copy of the related annexation ordinance adopted by the City of Belton in the office of the County Clerk of Cass County, the Cass County Assessor, the Recorder of Deeds of Cass County, and Clerk of the Circuit Court of Cass County, at the cost of the City of Belton.

..end

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

220453

Ordinance Fact Sheet

Case No. CD-CPC-2021-00157

Brief Title

An ordinance to de-annex about 103 acres of Kansas City, MO property generally located at 4200 Bong St, to detach a portion of the Eagles' Landing Golf Course. (CD-CPC-2021-00197)

Ordinance Number

Details

Location: Generally located at 4200 Bong St.

Reason for Legislation: De-annexation requires City Council approval.

See attached City Plan Commission Staff Report for a detailed description and analysis of the proposal.

SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

- The Water Services Department received the water easement requested.

CITY PLAN COMMISSION RECOMMENDATION:

Approval Subject to Conditions

- Please provide information about any and all existing easements for water and sewer assets within the de-annexation area. It is anticipated that KC Water will require all water distribution mains and appurtenances and sewer collection infrastructure to have dedicated easements if the de-annexation moves ahead. KCMO Public Works Department has facilities or interests within the right-of-way but has no objects to the proposed vacation.
- The City must have the recorded easement documents prior to approval or passage of the de-annexation ordinance.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments, or Groups Affected	6 th District (Bough, McManus)
Applicants / Proponents	Applicant Greg Rokos 506 Main St Belton, MO 64012 City Department City Planning & Development Other
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	Reason Against –
Board or Commission Recommendation	City Plan Commission (6-0) 04-16-2022 By Nay: Allender, Baker, Crawl, Enders, Hill, Rojas
	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken
	<input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass
	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold
	<input type="checkbox"/> Do not pass

--

Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

--

Appropriation Account Codes	

--

Fact Sheet Prepared By: Ahna Nanoski, AICP Lead Planner	Date: 05-12-2022	
Reviewed By: Joe Rexwinkle, AICP Division Manager Development Management	Date:	Initial Application Filed: 10-19-2021 City Plan Commission Action: 04-19-2022 Revised Plans Filed: NA Total Days in City Review: 30 Total Days in Applicant's Hand: 103
Reference Numbers: Case No. CD-CPC-2021-00197		



File #: 220454

ORDINANCE NO. 220454

Amending Chapter 88, Code of Ordinances, by repealing Sections 88-420-16, Alternative Compliance Parking Plans; 88-516, Plan Review; 88-530, Site Plan Review and Approval; and 88-570, Administrative Adjustments; and enacting in lieu thereof new sections of like number and subject matter for the purpose of providing a mechanism for property owners to elect to receive notice of certain administrative decisions regarding property within 300 feet of an owner’s property.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Code of Ordinances, is hereby amended by repealing Sections 88-420-16, Alternative Compliance Parking Plans; 88-516, Plan Review; 88-530, Site Plan Review and Approval; and 88-570, Administrative Adjustments, and enacting in lieu thereof new sections of like number and subject matter, to read as follows:

88-420-16 - ALTERNATIVE COMPLIANCE PARKING PLANS

88-420-16-A. SCOPE

This section authorizes several alternatives to strict compliance with the standards of this article.

88-420-16-B. APPLICABILITY

Applicants seeking approval of an alternative compliance parking plan must secure approval of such plan in accordance with the provisions of this section.

88-420-16-C. CONTENTS

Alternative compliance parking plans must be submitted in a form established by the city planning and development director and made available to the public. At a minimum, such plans must detail the type of alternative proposed and the rationale for such a proposal, including any supporting research or documentation required by the director.

88-420-16-D. REVIEW AND APPROVAL PROCEDURE

Applications for alternative compliance parking plans constitute an application for a site plan approval under Section 88-530. The city planning and development director is authorized to approve, approve with conditions, or deny alternative compliance parking plans in accordance with the site plan review procedure of 88-530.

88-420-16-E. RECORDING

The city planning and development director is authorized to require that an attested copy of an approved alternative compliance parking plan be filed with the appropriate county recorder of deeds office whenever the director deems necessary to ensure long-term availability and viability of the alternative parking arrangement. When recording of an agreement is required by the city planning and development director, no building permit, parking facilities permit, or occupancy certificate may be issued without proof of recordation.

88-420-16-F. VIOLATIONS

Violations of an approved alternative compliance parking plan will be considered violations of this zoning and development code and be subject to the penalty and enforcement provisions of 88-615.

88-420-16-G. APPROVAL CRITERIA

The city planning and development director is authorized to approve an alternative compliance parking plan if the applicant demonstrates to the satisfaction of the city planning and development director that the proposed plan:

1. will comply with all applicable requirements of this section;
2. will not adversely affect surrounding neighborhoods;
3. will not adversely affect traffic congestion and circulation; and
4. will have a positive effect on the economic viability or appearance of the project or on the environment.

88-420-16-H. AUTHORIZED ALTERNATIVES

The city planning and development director is authorized to approve alternative compliance parking plans for the following:

1. Shared parking (See 88-420-16-I);
2. Off-site parking (See 88-420-16-J);
3. Special facilities for cyclists (See 88-420-16-K);
4. Valet parking (See 88-420-16-L);
5. Transportation demand management programs (See 88-420-16-M);
6. Transit accessibility (See 88-420-16-N);
7. Pervious parking surfaces (See 88-420-16-O);
8. Car-share vehicle spaces (See 88-420-16-P); and
9. Gravel parking (See 88-420-16-Q).

88-420-16-I. SHARED PARKING

1. DESCRIPTION

Shared parking represents an arrangement in which two or more uses with different peak parking periods (hours of operation) use the same off-street parking spaces to meet their off-street parking requirements.

2. AUTHORIZATION AND CRITERIA

- a. The city planning and development director is authorized to approve an alternative compliance parking plan allowing shared parking arrangements for uses with different hours of operation.
- b. The city planning and development director may permit up to 100% of the parking required for one use to be supplied by the off-street parking spaces provided for another use if the city planning and development director determines that the various activities will have peak parking demands at different periods of the day or week.
- c. In order to approve an alternative compliance parking plan for shared parking, the city planning and development director must find, based on competent evidence provided by the applicant, that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.
- d. A request for approval of a shared parking arrangement must be accompanied by such information determined by the city planning and development director to be necessary to evaluate the peak parking demand characteristics or difference in hours and/or days of operation, including, but not limited to, a description of the uses and their operational characteristics, a development plan, and a parking study prepared by a licensed professional traffic engineer or equivalent qualified professional which justifies the reduction in parking requested.

3. LOCATION OF SHARED PARKING FACILITY

A use for which shared parking is proposed must be located within 1,000 feet walking distance of the shared parking, measured from the entrance of the use to the nearest parking space within the shared parking facilities.

4. AGREEMENT

An agreement providing for the shared use of parking areas, executed by the parties involved, must be filed with the city planning and development director in a form approved by the city planning and development director. Shared parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use served by the parking. If a shared parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this article.

88-420-16-J. OFF-SITE PARKING

The city planning and development director may permit any off-street parking spaces to be located on a remote and separate lot from the lot on which the principal use is located, subject to the standards of this section.

1. **LOCATION**

No off-site parking space may be located more than 1,000 feet from the primary entrance of the use served, measured along the shortest legal, practical walking route. This distance limitation may be waived by the city planning and development director if adequate assurances are offered that van or shuttle service will be operated between the shared lot and the principal use.

2. **ZONING CLASSIFICATION**

Off-site parking areas are accessory to the principal uses that the parking spaces serve. Off-site parking areas require the same or a more intensive zoning classification than that required for the most intensive of the uses served by the off-site parking area unless approved as a special use pursuant to 88-525.

3. **OFF-SITE PARKING AGREEMENT**

An agreement providing for the use of off-site parking, executed by the parties involved, must be filed with the city planning and development director, in a form approved by the city planning and development director. Off-site parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use served by the parking. If an off-site parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this article.

4. **EXEMPTION**

Off-site parking in facilities in O, B, D, and M districts which meet the location and zoning classification requirements indicated in this section and which are in the same ownership as the lot to be served will not require approval of an alternative compliance parking plan per 88-420-15.

88-420-16-K. SPECIAL FACILITIES FOR BICYCLISTS

The city planning and development director may authorize up to a 15% reduction in the number of required off-street parking spaces for developments or uses that make special provisions to accommodate bicyclists. Examples of eligible accommodations include enclosed bicycle lockers, employee shower facilities, dressing areas for employees, and on-site public bicycle sharing stations. A reduction in required vehicle parking does not entitle the applicant to a reduction in required bicycle parking.

88-420-16-L. VALET PARKING

The city planning and development director may authorize valet parking as a means of satisfying up to 100% of otherwise applicable off-street parking ratios. In order to approve an alternative parking plan for valet parking the city planning and development director

must determine that the proposal satisfies the approval criteria of 88-420-15-G and that the valet parking will not cause interference with the public use of rights-of-way or imperil public safety.

88-420-16-M. TRANSPORTATION DEMAND MANAGEMENT PROGRAMS

The city planning and development director may authorize up to a 50% reduction in the number of required off-street parking spaces for large employers (150 employees or more) that institute and commit to maintain a transportation demand management program, in accordance with the standards of this section.

1. **REQUIRED STUDY**

The applicant must submit a report to the city planning and development director that clearly indicates the types of transportation demand management activities and measures proposed.

2. **TRANSPORTATION MANAGEMENT ACTIVITIES**

The following transportation demand management activities may qualify for a reduction in otherwise required off-street parking ratios:

- a. The appointment of a transportation coordinator with responsibility for disseminating information on transit, ride-sharing and other alternative transportation options.
- b. The institution of off-peak work schedules, allowing employees to arrive at times other than the peak morning commute period. The peak morning commute period is defined as 7:00—9:00 a.m.
- c. The provision of specially marked spaces for each registered car pool and vanpool vehicles.
- d. The provision of cash or in-kind financial incentives for employees commuting by car pool, vanpool, and public transit.

88-420-16-N. TRANSIT ACCESSIBILITY

The city planning and development director may authorize up to a 25% reduction in office parking ratios for uses located within 1,000 feet of a transit stop with 30-minute or more frequent service during the hours of 7:00 a.m. to 9:00 a.m. This reduction may not be applied in conjunction with the special rapid transit provisions of 88-420-04-J.

88-420-16-O. PERVIOUS PARKING SURFACES

The city planning and development director may authorize a portion of required off-street parking spaces to be provided on pervious surfaces if the city planning and development director finds that such spaces will be used only intermittently, either for special events or for seasonal peak parking demands or overflows in patronage of the principal use or uses.

1. The decision of the city planning and development director must indicate what number or percentage of required parking spaces may be provided on pervious surfaces.

2. The city planning and development director is authorized to determine acceptable pervious surfaces.
3. Parking spaces, aisles, etc. must be marked by flags, biodegradable dyes or paints, or some other method that does not kill grass or plants.
4. Pervious parking areas must be adequately drained.

88-420-16-P. CAR-SHARE VEHICLES

The city planning and development director may authorize a portion of a development's required off-street parking to be met by providing car-share vehicle parking on the development site, as follows:

1. For any development, one parking space or up to 5% of the total number of required spaces, whichever is greater, may be reserved for use by car-share vehicles. The number of required parking spaces may be reduced by one space for every parking space that is leased by a car-share program for use by a car-share vehicle. Parking for car-share vehicles may be provided in any non-required parking space.
2. For any development that (a) is required to provide 20 or more spaces and (b) provides one or more spaces for car-share vehicles, the number of required parking spaces may be reduced by 3 spaces for each reserved car-share vehicle parking space or by 15% of the total number of required spaces, whichever is less. An agreement between the property owner and a car-share program must be filed with the city planning and development director, in a form approved by the city planning and development director. The parking reduction will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the car-share vehicles. If the agreement lapses or is no longer valid, then the normally required parking spaces must be provided as otherwise required by this article.

88-420-16-Q GRAVEL PARKING

The city planning and development director may authorize a portion of a development's off-street parking and vehicular use areas to be gravel on the development site, as follows:

1. Gravel vehicular use areas shall only be permitted in districts M3 and M4.
2. Gravel is prohibited in any required setback or within 10 feet of any property or right-of-way line, whichever is greater.
3. Gravel is not permitted on a lot adjacent to an R, B, O, D, M1 or M2 district, unless such lot is in the floodplain.
4. Gravel may not be used for parking intended for use by the public.
5. Gravel is not permitted on any lot or portion of a lot with a slope greater than 4 to

6. Gravel surfaces shall comply with the standards of 88-420-15-M.

88-516-08 - PLAN APPROVAL NOTED

88-516-08-A. City council approval of a development plan per 88-517 shall be indicated on the zoning map by the letter "p" following the district classification.

88-516-08-B. Building permit application constitutes site plan (88-530) review and approval and is subject to the site plan review procedure of 88-530.

88-530 - SITE PLAN REVIEW AND APPROVAL

88-530-01 - INTENT

Site plan review is a procedure that allows for administrative review of detailed site plans to determine whether such plans comply with city regulations and policies. A building permit application and an alternative parking plan application, each constitutes a site plan review application, including any such application submitted in connection with a development plan or project plan or property subject to a development plan under 88-517 or a project plan under 88-518.

88-530-02 APPLICABILITY

Site plan review is required for all development that is not subject to development plan review under 88-517 or project plan review under 88-518.

88-530-03 DECISION-MAKING AUTHORITY

The city planning and development director has final decision-making authority on site plan applications. No public hearing is required.

88-530-04 REVIEW AND ACTION

A building permit application constitutes site plan review application. The planning and development director must review each complete application for site plan approval and take one of the following actions:

1. approve the application;
2. identify those revisions or modifications that would allow approval of the application;
3. approve the application with conditions;
4. disapprove the application; or
5. forward the application to the city plan commission for review and action.

88-530-05 - APPEALS OF SITE PLAN DECISIONS

88-530-05-A. Appeals of the city planning and development director's decision on a site plan application may be taken to the city plan commission by any aggrieved person by filing a notice of appeal with the city planning and development director. Appeals must be filed within the later of 15 calendar days of the date of the city planning and

development director's decision or, if applicable, 15 calendar days of the date notice of such decision has been provided by the director in accordance with Section 88-530-05-C .

88-530-05-B. The city plan commission's decision may be appealed by any aggrieved person to the board of zoning adjustment by filing a notice of appeal with the city planning and development director. Appeals must be filed within 15 calendar days of the city plan commission decision.

88-530-05-C. In the event an owner, or its representative, of property located within 300 feet of the subject property of a site plan has submitted in writing to the city planning and development director a request for notice of a director's decision on a currently pending site plan application or future filed site plan application for the subject property, the city planning and development director shall provide written notice of such decision to such property owner. The written request for notice submitted by or on behalf of a property owner must identify the subject property, the name of the property owner requesting notice, the property owned by such property owner located within 300 feet of the subject property, and the address of the property owner to which notice of the director's decisions is to be sent. Any such request for notice by or on behalf of a property owner shall expire one year following the submittal of such request to the planning and development director; provided that such property owner may submit another request for notice in the manner as provided in this section.

88-570 - ADMINISTRATIVE ADJUSTMENTS

88-570-01 INTENT

Administrative adjustments are intended to provide a streamlined approval procedure for minor modifications of selected zoning and development code standards. Administrative adjustments are further intended to:

88-570-01-A. allow development that is in keeping with the general purpose and intent of development regulations and the established character of the area in which it is located;

88-570-01-B. provide flexibility that will help promote rehabilitation and reuse of existing buildings when such flexibility will not adversely affect nearby properties or neighborhood character; and

88-570-01-C. provide flexibility for new construction when necessary to address unusual development conditions when such flexibility is in keeping with the general purpose and intent of development regulations and will not adversely affect other properties or surrounding neighborhood character.

88-570-02 APPLICABILITY; AUTHORIZED ADMINISTRATIVE ADJUSTMENTS

The city planning and development director has the authority to review and approve the following administrative adjustments:

88-570-02-A. P/O DISTRICT—BUILDING LOCATION STANDARDS

1. The city planning and development director is authorized to approve an administrative adjustment to the building placement standards of 88-230-03-A.

2. Such an administrative adjustment may be approved only when the city planning and development director determines that useable public spaces or pedestrian amenities (e.g., extra-wide sidewalk, plaza with seating or outdoor dining area) will be provided between the building and the street.

88-570-02-B. P/O DISTRICT—TRANSPARENT WINDOW STANDARDS

1. The city planning and development director is authorized to approve an administrative adjustment to the ground-floor transparency standards of 88-230-03-B.
2. Such an administrative adjustment may be approved only when the city planning and development director determines that (1) such a reduction will be offset by the provision of other pedestrian amenities or building or site design features that are not otherwise required by this zoning and development code.

88-570-02-C. P/O DISTRICT—DOOR AND ENTRANCE STANDARDS

1. The city planning and development director is authorized to approve an administrative adjustment to the door and entrance standards of 88-230-03-C.
2. Such an administrative adjustment may be approved only when the city planning and development director determines that a safe pedestrian walkway not exceeding 20 feet in length is provided between the building entrance and the sidewalk abutting street.

88-570-02-D. P/O DISTRICT—DRIVEWAY AND VEHICLE ACCESS STANDARDS

1. The city planning and development director is authorized to approve an administrative adjustment to the driveway and vehicle access standards of 88-230-03-E.
2. Such an administrative adjustment may be approved only when the city planning and development director determines, in consultation with other appropriate city officials that access to the subject lot cannot be safely accommodated by alley or side (non-pedestrian) street access.

88-570-02-E. GROUND-FLOOR COMMERCIAL SPACE

The city planning and development director is authorized to approve an administrative adjustment to reduce the ground-floor commercial floor area requirement of 88-120-07 by up to 20%.

88-570-02-F. BICYCLE PARKING

1. The city planning and development director is authorized to approve an administrative adjustment reducing the number of bicycle spaces required under 88-420-09.

2. Such an administrative adjustment may be approved only when the city planning and development director determines that use will generate reduced bicycle traffic or that it would be impossible to provide bicycle parking at the subject location.

88-570-02-G. LANDSCAPING

The city planning and development director is authorized to approve administrative adjustments to otherwise applicable landscape standards, as expressly authorized in 88-425-13.

88-570-02-H. MINOR AMENDMENTS TO APPROVED DEVELOPMENT PLANS

Unless otherwise expressly stated in this zoning and development code or as part of the final action to approve a development plan, the city planning and development director is authorized to approve an administrative adjustment allowing minor amendments to approved development plans. For the purpose of this provision, minor amendments are changes that:

1. do not increase building coverage by more than 10%, cumulative;
2. do not increase the cumulative floor area by more than 10% or 1,500 square feet, whichever is less;
3. do not increase building height by more than 10% or 6 feet, whichever is less;
4. do not increase the total cumulative impervious surface coverage by more than 10% or 2,000 square feet, whichever is less;
5. do not involve extensive site modifications;
6. do not increase the number of dwelling units or residential occupancy by more than 10%; or
7. do not, in the determination of the city planning and development director, have impacts that warrant city plan commission, city council, or board of zoning adjustment review of the application.

88-570-02-I. TRAIL ENCROACHMENTS INTO STREAMSIDE BUFFER ZONE

The city planning and development director is authorized to approve an administrative adjustment allowing paved or unpaved trails to encroach into the streamside zone (See 88-415-05-A.1). Administrative adjustments for (paved or unpaved) trail encroachments into the streamside zone may be approved only when the city planning and development director determines that alternative alignments are not feasible due to topography, the presence of existing structures such as bridges or flood control levees, the inability to acquire property to accommodate other trail alignments, or when that the trail represents the termini of existing trails and trail rights-of-way. Streambanks and natural resource areas affected by allowed encroachments must be stabilized in accordance with the city's Standards, Specifications and Design Criteria, and natural resources must be mitigated in accordance with 88-415-07-C and 88-415-08-B.4.

88-570-02-J. NONCONFORMITIES

The city planning and development director is authorized to approve an administrative adjustment allowing expansion of a nonconforming use into another part of the same building, in accordance with Section 88-610-04-C.

88-570-02-K. SIGNS

The city planning and development director is authorized to approve an administrative adjustment to allow an electronic, digital or motorized wall sign that is directed toward the interior of a site that is at least 3 acres and that meets each of the following standards:

1. The sign is not visible from any other site or any right of way.
2. The design of the sign is compatible with the design of the development and the other existing signs on the site.
3. The sign will not negatively impact the use or enjoyment of any other property.

88-570-03 APPLICATION FILING

Complete applications for administrative adjustments must be filed with appropriate personnel in the city planning and development department.

88-570-04 REVIEW AND DECISION—CITY PLANNING AND DEVELOPMENT DIRECTOR

The city planning and development director must review each application for an administrative adjustment and act to approve the application, approve the application with conditions, deny the application, or refer the application to the board of zoning adjustment. The city planning and development director's decision to approve or deny must be based on the approval criteria of 88-570-05. If referred to the board of zoning adjustment, the matter must be processed as a zoning variance request in accordance with 88-565.

88-570-05 APPROVAL CRITERIA

Administrative adjustments may be approved by the city planning and development director only when the city planning and development director determines that any specific approval criteria associated with the authorized administrative adjustment and the following general approval criteria have been met:

88-570-05-A. the requested administrative adjustment is consistent with all relevant purpose and intent statements of this zoning and development code, including the intent statement of 88-570-01;

88-570-05-B. the requested administrative adjustment will have no appreciable adverse impact on the health, safety, or general welfare of surrounding property owners or the general public; and

88-570-05-C. any adverse impacts resulting from the administrative adjustment will be mitigated to the maximum extent feasible.

88-570-06 CONDITIONS OF APPROVAL

In granting an administrative adjustment, the city planning and development director may impose conditions upon the subject property that are necessary to reduce or minimize any potentially adverse impacts on other property in the neighborhood, and to carry out the stated purpose and intent of this zoning and development code.

88-570-07 – NOTICE AND APPEALS

88-570-07-A. In the event an owner, or its representative, of property located within 300 feet of the subject property of an administrative adjustment has submitted in writing to the city planning and development director a request for notice of a director’s decision on a currently pending application or future application of an administrative adjustment for the subject property, the city planning and development director shall provide written notice of such decision to such property owner. The written request for notice submitted by or on behalf of a property owner must identify the subject property, the name of the property owner requesting notice, the property owned by such property owner located within 300 feet of the subject property, and the address of the property owner to which notice of the director’s decisions is to be sent. Any such request for notice by or on behalf of a property owner shall expire one year following the submittal of such request to the planning and development director; provided that such property owner may submit another request for notice in the manner as provided in this section.

88-570-07-B. Final decisions of the city planning and development director may be appealed to the board of zoning adjustment by any person aggrieved by the decision by filing a notice of appeal with the city planning and development director. Appeals must be filed within the later of 15 calendar days of the date of the city planning and development director's decision or, if applicable, 15 calendar days of the date notice of such decision has been provided by the director in accordance with Section 88-570-07-A. Appeals of decisions on administrative adjustments will be heard by the board of zoning adjustment as zoning variance requests.

88-570-08 REPORTING

The city planning and development director must provide a report to the board of zoning adjustment on a regular basis describing the number, nature and disposition of administrative adjustment requests acted on by the city planning and development director since the last report was given to the board of zoning adjustment.

..end

Approved as to form and legality:

Sarah Baxter

Assistant City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

220454



File #: 220233

ORDINANCE NO. 220233

Amending Section 68-449, Code of Ordinances, to provide parameters for the amendment of contracts for Central City Economic Development Sales Tax funds without City Council approval.

WHEREAS, Ordinance No. 160861 put before the voters the question of enacting an economic development sales tax devoted to projects located within the area bounded by 9th Street on the north, Gregory Boulevard on the south, The Paseo on the west, and Indiana Avenue on the east; and

WHEREAS, in a Special Election called on April 4, 2017, the voters of the City of Kansas City, Missouri approved Question 4 allowing the City of Kansas City to impose a sales tax of 1/8 percent to be used for funding economic development projects within the above defined area; and

WHEREAS, upon the voters' approval of Question 4, the imposition of this sales tax and the establishment of a Central City Economic Development ("CCED") Sales Tax Board responsible for analyzing and considering project proposals for the use of CCED sales tax revenues and providing the Council with its recommendations regarding which projects to fund with CCED sales tax revenues were codified in Section 68-449, Code of Ordinances; and

WHEREAS, Section 68-449, Code of Ordinances was amended in 2019 by Ordinance. No. 190738; and

WHEREAS, the Council recognizes the need for contracts for the use of CCED sales tax funds to be flexible with an efficient process, while still ensuring accountability and appropriate use of funds, and wishes to set standards for the amending of contracts without city council approval; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Section 68-449, Code of Ordinances, is hereby amended by repealing Section 68-449 and enacting a new subsection, to read as follows:

Sec. 68-449. Imposition of tax (Central City Economic Development Sales Tax 2017)

(a) *Sales tax enacted.* Pursuant to the authority granted by and subject to the provisions

of section 67.1305, RSMo, a tax for the benefit of the city is hereby imposed upon all sellers for the privilege of engaging in the business of selling tangible personal property or rendering taxable services at retail to the extent and in the manner provided in sections 144.010 – 144.525 RSMo, and the rules and regulations of the director of revenue issued pursuant thereto. The rate of the tax shall be 1/8 percent on the receipts from the sale at retail of all tangible personal property or taxable services at retail within the city, if such property and such services are subject to taxation by the state under the provisions of section 144.010 – 144.525 RSMo. The tax shall become effective October 1, 2017, for a period of 10 years and shall apply to all sales made after September 30, 2017, and shall be collected as provided in section 67.1305, RSMo.

(b) *Use of sales tax - geographic limitations.* The sales tax authorized pursuant to this section shall be used for projects located in the area bounded by 9th Street on the north; Gregory Boulevard on the south; The Paseo on the west; and Indiana Avenue on the east.

(c) *Economic development tax board.* A five member economic development tax board shall be established with City representatives appointed by the Mayor and approved by the City Council pursuant to section 67.1305, RSMo. prior to the expenditure of any revenue received pursuant to this sales tax for the purpose of:

- (1) considering economic development plans, economic development projects, or designations of an economic development area;
- (2) holding public hearings and providing notice of any such hearings;
- (3) recommending to the City Council actions concerning the adoption of or amendment to economic development plans, economic development projects, or designations of an economic development area;
- (4) considering, as to each proposed project, the following criteria: (i) effect on the City's long-term strategic plans for the impacted community, (ii) economic impact, including impact on the tax base, (iii) compliance with the City's existing zoning and area plan, (iv) relevant demographic data, including, but not limited to, the current population and expected population growth or decline in the impacted community, (v) current neighborhood stabilization and potential disruption of the neighborhood and (vi) environmental impacts; and
- (5) performing other duties established by the City Council.

(d) *Exclusion of revenues.* When imposed within a special taxing district this economic development sales tax shall be excluded from the calculation of revenues available to such districts, and no revenues from this sales tax shall be used for the purposes of any such special taxing district unless recommended by the economic development tax board and approved by the governing body imposing the tax. A special taxing district includes, but is not limited to a tax increment financing district, neighborhood improvement district, or community improvement district.

(e) *Debt retirement.* No revenues generated from the sales tax authorized pursuant to this section shall be expended for the retirement of debt under previously authorized bonded indebtedness or to repay bonds not yet issued unless such expenditures are expressly authorized by ordinance or resolution adopted by the City Council. The appropriation of funds to the Central City Economic Development Sales Tax Fund shall not be deemed sufficient for purposes of granting the authorization required herein.

(f) *Assistance of strategic long-term planner.* Without utilization of revenues from this sales tax, the economic development tax board shall be provided an experienced long-term strategic planner to assist it in carrying out its responsibilities. In addition to other assigned responsibilities, the strategic long-term planner shall assist the economic development tax board with analyzing all of the criteria listed above in Subsection 68-449(c)(4), as well as with the preparation of a chronological timeline of activities related to the assessment of proposed projects, an evaluation presented in an easily understood format compiling relevant data regarding each proposed project's impacts on population growth or decline, economic impact, economic impact on the tax base, a detailed listing of the individual and business organizations working on the proposed project and a detailed compilation of resources related to the proposed project and any cross benefits to be derived from the proposed project.

(g) *Amendment of contracts.* Any contract entered into upon authorization by city council for use of revenues of this sales tax may subsequently be amended by written agreement signed by the director of housing and community development without further city council authorization, provided that the amendment has been considered and recommended by the economic development tax board, does not alter the amount of this sales tax contributed under the contract by more than ten percent, and does not substantively change the development project. The city council may by ordinance modify the threshold for amendment without council approval.

..end

Approved as to form and legality:

Emalea Black
Assistant City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

220233



File #: 220425

ORDINANCE NO. 220425

Reducing an appropriation in the amount of \$783,266.00 in the Central City Economic Development Sales Tax Fund; appropriating \$783,266.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with GEM Theater Cultural and Performing Arts Center, Inc in the amount of \$783,266.00 for the purpose of constructing an affordable housing development located at 2033 Vine Street.

WHEREAS, GEM Theater Cultural and Performing Arts Center, Inc (“Developer”) has proposed to construct the 21 Vine Live/Work Townhomes, a residential facility which includes 5 residential units to be located in Wendell Phillips neighborhood along East 21st Street and Vine Street (the “Project Site”); and

WHEREAS, Developers proposal will provide 3 units of affordable housing for families, and 2 market rate units of affordable housing for families with incomes between 40% - 60% of AMI; and

WHEREAS, Developers proposal includes two-bedroom 2½ bathrooms, a studio working spaces, covered garages, and walkout balconies; and

WHEREAS, the Developer’s proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$783,266.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$783,266.00; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City’s policy of encouraging economic stability and growth; and

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph Guarino
Assistant City Attorney

LEGISLATIVE FACT SHEET		Legislation Number:	220425	
		Approval Deadline:		
LEGISLATION IN BRIEF:				
What is the reason for this legislation?		Fact Sheet Color Codes		
		User Entered Field		
		User Select From Menu		
		For OMB Use		
		Sponsor(s)		
		Programs, Departments, or Groups Affected		
		Sub-Program in Budget (page #)		
		Applicants/ Proponents	City Department	
			Other	
		Staff Recommendation		
		Board or Commission Recommendation		
		Future Impacts		
Cost of Legislation current Fiscal Year				
Costs in Future Fiscal Years?				
Annual Revenue Increase/Decrease				
Applicable Dates:				
Prepared by:				
Date Prepared:				
Reviewed by:				
Date Reviewed				
Reference Numbers				
Discussion (including relationship to other Council acitons)				
Citywide Business Plan Goal				
Citywide Business Plan Objective				
Citywide Business Plan Strategy				



File #: 220426

ORDINANCE NO. 220426

Reducing an appropriation in the amount of \$1,500,000.00 in the Central City Economic Development Sales Tax Fund; appropriating \$1,500,000.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Ivanhoe Neighborhood Council in the amount of \$1,500,000.00 for the purpose of constructing a transitional housing development located at 2005 East 35th Street.

WHEREAS, Ivanhoe Neighborhood Council (“Developer”) has proposed to construct the Heroes Home Gate Transitional Home Expansion a residential facility which includes 24 residential units to be located in Ivanhoe neighborhood along East 35th Street and Euclid Avenue (the “Project Site”); and

WHEREAS, Developers proposal will provide 24 transitional units for veterans at no cost to the veterans; and

WHEREAS, Developers proposal includes lead-contaminated soil remediation, site preparation, new public, and building construction; and

WHEREAS, the Developer’s proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$1,500,000.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$1,500,000.00; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and attract

the necessary private investment; and

WHEREAS, the contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the project proceeds, and but for their contribution, the project would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the appropriation in the following account of the Central City Economic Development Sales Tax Fund, Fund No. 2200, is hereby reduced by the following amount:

23-2200-552047-B	Contractual Services	\$1,500,000.00
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Section 2. That the following amount is hereby appropriated from the Unappropriated Fund Balance of the Central City Economic Development Sales Tax Fund, Fund No. 2200, to the following account:

23-2200-555998-B-619080-55HHGTTRHMEX	Heroes Home Gate	\$1,500,000.00
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Section 3. That the Director of the Housing and Community Development Department is hereby authorized to execute a Funding Agreement with Ivanhoe Neighborhood Council for the purposes contemplated herein in an amount not to exceed \$1,500,000.00, to be paid from funds previously appropriated to Account No. 23-2200-555998-B-619080-55HHGTTRHMEX in the Central City Economic Development Sales Tax Fund.

Section 4. That the City Manager is directed to negotiate a funding agreement that: 1) provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program; and 2) requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph Guarino
Assistant City Attorney

LEGISLATIVE FACT SHEET		Legislation Number:	220426	
		Approval Deadline:		
LEGISLATION IN BRIEF:				
What is the reason for this legislation?		Fact Sheet Color Codes		
		User Entered Field		
		User Select From Menu		
		For OMB Use		
		Sponsor(s)		
		Programs, Departments, or Groups Affected		
		Sub-Program in Budget (page #)		
		Applicants/ Proponents	City Department	
			Other	
		Staff Recommendation		
		Board or Commission Recommendation		
		Future Impacts		
Cost of Legislation current Fiscal Year				
Costs in Future Fiscal Years?				
Annual Revenue Increase/Decrease				
Applicable Dates:				
Prepared by:				
Date Prepared:				
Reviewed by:				
Date Reviewed				
Reference Numbers				
Discussion (including relationship to other Council acitons)				
Citywide Business Plan Goal				
Citywide Business Plan Objective				
Citywide Business Plan Strategy				



File #: 220427

ORDINANCE NO. 220427

Reducing an appropriation in the amount of \$545,000.00 in the Central City Economic Development Sales Tax Fund; appropriating \$545,000.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Ivanhoe Neighborhood Council in the amount of \$545,000.00 for the purpose of rehabilitation of existing homes including administrative fees and liaison expenses.

WHEREAS, Ivanhoe Neighborhood Council (“Developer”) has proposed to rehabilitate existing homes within the boundaries of the Ivanhoe Neighborhood (the “Project Site”); and

WHEREAS, Developers proposal includes roof, electrical, plumbing, HVAC, water heaters, kitchen remodels, bathroom remodels, and accessibility issues; and

WHEREAS, the Developer’s proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$545,000.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$545,000.00; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, the contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the project

proceeds, and but for their contribution, the project would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the appropriation in the following account of the Central City Economic Development Sales Tax Fund, Fund No. 2200, is hereby reduced by the following amount:

23-2200-552047-B	Contractual Services	\$545,000.00
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Section 2. That the following amount is hereby appropriated from the Unappropriated Fund Balance of the Central City Economic Development Sales Tax Fund, Fund No. 2200, to the following account:

23-2200-555998-B-619080-55IVNHMHRPR	Ivanhoe Minor Home Repair	\$545,000.00
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Section 3. That the Director of the Housing and Community Development Department is hereby authorized to execute a Funding Agreement with Ivanhoe Neighborhood Council for the purposes contemplated herein in an amount not to exceed \$545,000.00, to be paid from funds previously appropriated to Account No. 23-2200-555998-B-619080-55IVNHMHRPR in the Central City Economic Development Sales Tax Fund.

Section 4. That the City Manager is directed to negotiate a funding agreement that: 1) provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program; and 2) requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph Guarino
Assistant City Attorney



File #: 220428

ORDINANCE NO. 220428

Reducing an appropriation in the amount of \$250,000.00 in the Central City Economic Development Sales Tax Fund; appropriating \$250,000.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Jerusalem Farm, Inc., in the amount of \$250,000.00 for the purpose of rehabilitation of existing homes including administrative fees and liaison expenses.

WHEREAS, Jerusalem Farm, Inc. ("Developer") has proposed to rehabilitate existing homes and expand its Code Abatement Project, servicing residential units located in Independence Plaza neighborhood from East 9th Street to Truman Road between and The Paseo Boulevard and Indiana Avenue (the "Project Site"); and

WHEREAS, Developers proposal includes reducing code violations as it pertains to the City of Kansas City, Missouri and providing minor home repair for items such as roof, electrical, plumbing, and HVAC; and

WHEREAS, the Developer's proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$250,000.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$250,000.00; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, the contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the project proceeds, and but for their contribution, the project would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the appropriation in the following account of the Central City Economic Development Sales Tax Fund, Fund No. 2200, is hereby reduced by the following amount:

23-2200-552047-B	Contractual Services	\$250,000.00
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Section 2. That the following amount is hereby appropriated from the Unappropriated Fund Balance of the Central City Economic Development Sales Tax Fund, Fund No. 2200, to the following account:

23-2200-555998-B-619080- 55JRSLMFRM	Jerusalem Farm	\$250,000.00
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Section 3. That the Director of the Housing and Community Development Department is hereby authorized to execute a Funding Agreement with Jerusalem Farm for the purposes contemplated herein in an amount not to exceed \$250,000.00, to be paid from funds previously appropriated to Account No. 23-2200-555998-B-619080- 55JRSLMFRM in the Central City Economic Development Sales Tax Fund.

Section 4. That the City Manager is directed to negotiate a funding agreement that: 1) provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program; and 2) requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph Guarino
Senior Associate City Attorney

LEGISLATIVE FACT SHEET		Legislation Number:	220428	
		Approval Deadline:		
LEGISLATION IN BRIEF:				
What is the reason for this legislation?		Fact Sheet Color Codes		
<p>Discussion (including relationship to other Council acitons)</p>		User Entered Field		
		User Select From Menu		
		For OMB Use		
		Sponsor(s)		
		Programs, Departments, or Groups Affected		
		Sub-Program in Budget (page #)		
		Applicants/ Proponents	City Department	
			Other	
		Staff Recommendation		
		Board or Commission Recommendation		
Future Impacts				
Cost of Legislation current Fiscal Year				
Costs in Future Fiscal Years?				
Annual Revenue Increase/Decrease				
Applicable Dates:				
Prepared by:				
Date Prepared:				
Reviewed by:				
Date Reviewed				
Reference Numbers				
Citywide Business Plan Goal				
Citywide Business Plan Objective				
Citywide Business Plan Strategy				

LEGISLATIVE FISCAL NOTE	LEGISLATION NUMBER:	220428
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LEGISLATION IN BRIEF:

Reducing an appropriation in the amount of \$250,000.00 in the Central City Economic Development Sales Tax Fund; appropriating \$250,000.00 from the unappropriated fund balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Jerusalem Farm, Inc. in the amount of \$250,000.00 for the purpose of

What is the purpose of this legislation? OPERATIONAL

The legislation reduces appropriations in the "Contractual Services" fund and appropriates the funds into the project fund.

Does this legislation spend money? YES Yes/No
See Sections 01, 02 and 03 for sources of funding

Does this legislation estimate new Revenues? NO Yes/No
0

Does this Legislation Increase Appropriations? NO Yes/No

Are costs associated with this legislation ongoing (Yes)? Or one-time (No) NO Yes/No
See Section 00: " Notes" Below

Section 00: Notes:

This ordinance moves \$250,000 from the Central City Economic Development Fund placeholder account and appropriates to a specific project approved by the Central City Economic Development Sales Tax Board. The net impact on the FY 2022-23 Budget is zero.

Five years of operational costs for ongoing programs should be included in Section 04 below.

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23	FY 23-24 EST
2200	552047	B		250,000	

Section 02: If applicable, where will new revenues be estimated?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23	FY 23-24 EST

Section 03: If applicable, where will appropriations be increased?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23	FY 23-24 EST

NET IMPACT ON OPERATIONAL BUDGET				-	-
				<i>RESERVE STATUS:</i>	

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

FUND	FUND NAME	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
1000	General Fund						
2200	Central City						
1000							
1000							
TOTAL REV		-	-	-	-	-	-

FUND	FUND NAME	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
1000	General Fund						
2200	Central City						
1000							
1000							
TOTAL EXP		-	-	-	-	-	-

NET Per-YEAR IMPACT		-	-	-	-	-	-
NET IMPACT		-					

REVIEWED BY Krista Morrison DATE 5/20/2022



File #: 220429

ORDINANCE NO. 220429

Reducing an appropriation in the amount of \$668,232.00 in the Central City Economic Development Sales Tax Fund; appropriating \$668,232.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Monarque Advisory, LLC, in the amount of \$668,232.00 for the purpose of redeveloping and constructing affordable housing development located at 2904 E. 23rd Street and 2914 E. 23rd Street.

WHEREAS, Monarque Advisory, LLC (“Developer”) has proposed to construct the Washington Wheatley Development Project, a residential facility which includes 8 residential units to be located in Washington Wheatley neighborhood along East 23rd Street and Agnes Avenue (the “Project Site”); and

WHEREAS, Developers proposal will provide 8 units of affordable housing for families with incomes at 80% of AMI; and

WHEREAS, development will include two-bedrooms with two-bathroom units, parking, curbs and sidewalks, landscape, framing, drywall, electrical, lighting, plumbing, HVAC, sheetrock, flooring, windows, decks and solar panels; and

WHEREAS, the Developer’s proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$668,232.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$668,232.00; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, the contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the project proceeds, and but for their contribution, the project would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the appropriation in the following account of the Central City Economic Development Sales Tax Fund, Fund No. 2200, is hereby reduced by the following amount:

23-2200-552047-B	Contractual Services	\$668,232.00
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Section 2. That the following amount is hereby appropriated from the Unappropriated Fund Balance of the Central City Economic Development Sales Tax Fund, Fund No. 2200, to the following account:

23-2200-555998-B-619080-55MNQADVDEV	Monaque Advisory Dev.	\$668,232.00
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Section 3. That the Director of the Housing and Community Development Department is hereby authorized to execute a Funding Agreement with Monarque Advisory, LLC for the purposes contemplated herein in an amount not to exceed \$668,232.00, to be paid from funds previously appropriated to Account No. 23-2200-555998-B-619080-55MNQADVDEV in the Central City Economic Development Sales Tax Fund.

Section 4. That the City Manager is directed to negotiate a funding agreement that: 1) provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program; and 2) requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph Guarino
Senior Associate City Attorney

LEGISLATIVE FACT SHEET		Legislation Number:	220429	
		Approval Deadline:		
LEGISLATION IN BRIEF:				
What is the reason for this legislation?		Fact Sheet Color Codes		
		User Entered Field		
		User Select From Menu		
		For OMB Use		
		Sponsor(s)		
		Programs, Departments, or Groups Affected		
		Sub-Program in Budget (page #)		
		Applicants/ Proponents	City Department	
			Other	
		Staff Recommendation		
		Board or Commission Recommendation		
		Future Impacts		
Cost of Legislation current Fiscal Year				
Costs in Future Fiscal Years?				
Annual Revenue Increase/Decrease				
Applicable Dates:				
Prepared by:				
Date Prepared:				
Reviewed by:				
Date Reviewed				
Reference Numbers				
Discussion (including relationship to other Council acitons)				
Citywide Business Plan Goal				
Citywide Business Plan Objective				
Citywide Business Plan Strategy				

LEGISLATIVE FISCAL NOTE	LEGISLATION NUMBER:	220429
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LEGISLATION IN BRIEF:
Reducing an appropriation in the amount of \$668,232.00 in the Central City Economic Development Sales Tax Fund; appropriating \$668,232.00 from the unappropriated fund balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Monarque Advisory, LLC in the amount of \$668,232.00 for the purpose of redeveloping and constructing affordable housing development located at 2904 E 23rd Street and 2914 E 23rd Street.

What is the purpose of this legislation? OPERATIONAL

The legislation reduces appropriations in the placeholder Central City Economic Development Sales Tax Fund (CCED) account and appropriates to the CCED Board approved project. The ordinance authorizes a funding agreement to be negotiated up to the amount designated in the ordinance for purpose indicated.

Does this legislation spend money? Yes/No
See Sections 01, 02 and 03 for sources of funding

Does this legislation estimate new Revenues? Yes/No
0

Does this Legislation Increase Appropriations? Yes/No

Are costs associated with this legislation ongoing (Yes)? Or one-time (No) Yes/No
See Section 00: " Notes" Below

Section 00: Notes:
This ordinance moves \$668,232 from the Central City Economic Development Fund placeholder account and appropriates to a specific project approved by the Central City Economic Development Sales Tax Board. The net impact on the FY 2022-23 Budget is zero.

Five years of operational costs for ongoing programs should be included in Section 04 below.

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23	FY 23-24 EST
2200	552047	B		668,232	

Section 02: If applicable, where will new revenues be estimated?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23	FY 23-24 EST

Section 03: If applicable, where will appropriations be increased?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23	FY 23-24 EST

NET IMPACT ON OPERATIONAL BUDGET

	-	-
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RESERVE STATUS:

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

FUND	FUND NAME	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
1000	General Fund						
2200	Central City						
1000							
1000							
TOTAL REV		-	-	-	-	-	-
1000	General Fund						
2200	Central City	-					
1000							
1000							
TOTAL EXP		-	-	-	-	-	-
NET Per-YEAR IMPACT		-	-	-	-	-	-
NET IMPACT							-

REVIEWED BY Krista Morrison DATE 5/20/2022



File #: 220430

ORDINANCE NO. 220430

Reducing an appropriation in the amount of \$3,600,000.00 in the Central City Economic Development Fund; appropriating \$3,600,000.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Promise Place, LLC in the amount of \$3,600,000.00 for the purpose of constructing an affordable housing development located at 4423 Olive Street.

WHEREAS, Promise Place, LLC (“Developer”) has proposed to construct the Promise Place, a residential facility which includes 101 residential units to be located in Ivanhoe neighborhood along 44th Street and 45th Street between Olive Street and Wabash Avenue (the “Project Site”); and

WHEREAS, Developers proposal will provide 101 units of affordable housing for families with incomes between 30% - 60% of AMI; and

WHEREAS, development will include one, two- and three-bedroom units, a community room, leasing office, and fitness center; and

WHEREAS, the Developer’s proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$3,600,000.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$3,600,000.00; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to

contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, the contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the project proceeds, and but for their contribution, the project would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the appropriation in the following account of the Central City Economic Development Sales Tax Fund, Fund No. 2200, is hereby reduced by the following amount:

23-2200-552047-B	Contractual Services	\$3,600,000.00
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Section 2. That the following amount is hereby appropriated from the Unappropriated Fund Balance of the Central City Economic Development Sales Tax Fund, Fund No. 2200, to the following account:

23-2200-555998-B-619080-55PROMPLCE	Promise Place	\$3,600,000.00
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Section 3. That the Director of the Housing and Community Development Department is hereby authorized to execute a Funding Agreement with Promise Place, LLC for the purposes contemplated herein in an amount not to exceed \$3,600,000.00, to be paid from funds previously appropriated to Account No. 23-2200-555998-B-619080-55PROMPLCE in the Central City Economic Development Sales Tax Fund.

Section 4. That the City Manager is directed to negotiate a funding agreement that: 1) provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program; and 2) requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph Guarino
Assistant City Attorney

LEGISLATIVE FACT SHEET		Legislation Number:	220430	
		Approval Deadline:		
LEGISLATION IN BRIEF:				
What is the reason for this legislation?		Fact Sheet Color Codes		
		User Entered Field		
		User Select From Menu		
		For OMB Use		
		Sponsor(s)		
		Programs, Departments, or Groups Affected		
		Sub-Program in Budget (page #)		
		Applicants/ Proponents	City Department	
			Other	
		Staff Recommendation		
		Board or Commission Recommendation		
		Future Impacts		
Cost of Legislation current Fiscal Year				
Costs in Future Fiscal Years?				
Annual Revenue Increase/Decrease				
Applicable Dates:				
Prepared by:				
Date Prepared:				
Reviewed by:				
Date Reviewed				
Reference Numbers				
Discussion (including relationship to other Council actions)				
Citywide Business Plan Goal				
Citywide Business Plan Objective				
Citywide Business Plan Strategy				



File #: 220431

ORDINANCE NO. 220431

Reducing an appropriation in the amount of \$1,500,000.00 in the Central City Economic Development Sales Tax Fund; appropriating \$1,500,000.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Zhou B Art Center, LLC, in the amount of \$1,500,000.00 for the purpose of repurposing, preserving, acquiring and rehabilitating historic building located at 1801 E. 18th Street.

WHEREAS, Zhou B Art Center, LLC (“Developer”) has proposed to rehabilitate the Crispus Attucks School for the purposes of establishing the Zhou B Art Center of Kansas City, in the 18th & Vine Jazz District;

WHEREAS, the building will increase neighborhood capacity and accessibility to cultural, artistic, educational programs and space for community events to be located along Woodland Avenue between 18th Street and 19th Street in the Wendell Phillips Neighborhood (the “Project Site”); and

WHEREAS, Developers proposal includes land acquisition and construction resulting in the creation of a world renown art center bringing prestige and economic growth to the 18th & Vine District; and

WHEREAS, the Developer’s proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$2,200,000.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$1,500,000.00; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, the contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the project proceeds, and but for their contribution, the project would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the appropriation in the following account of the Central City Economic Development Sales Tax Fund, Fund No. 2200, is hereby reduced by the following amount:

23-2200-552047-B	Contractual Services	\$1,500,000.00
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Section 2. That the following amount is hereby appropriated from the Unappropriated Fund Balance of the Central City Economic Development Sales Tax Fund, Fund No. 2200, to the following account:

23-2200-555998-B-619080-55ZHOU BARTKC	Zhou B Art Center	\$1,500,000.00
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Section 3. That the Director of the Housing and Community Development Department is hereby authorized to execute a Funding Agreement with Zhou B Art Center, LLC for the purposes contemplated herein in an amount not to exceed \$1,500,000.00, to be paid from funds previously appropriated to Account No. 23-2200-555998-B-619080-55ZHOU BARTKC in the Central City Economic Development Sales Tax Fund.

Section 4. That the City Manager is directed to negotiate a funding agreement that: 1) provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program; and 2) requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph Guarino
Assistant City Attorney

LEGISLATIVE FISCAL NOTE

LEGISLATION
NUMBER:

220431

LEGISLATION IN BRIEF:

Reducing an appropriation in the amount of \$1,500,000 in the Central City Economic Development Sales Tax Fund; appropriating \$1,500,000 from the unappropriated fund balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Zhou B Art Center, LLC in the amount of \$1,500,000.00 for the purpose of repurposing, preserving, acquiring and rehabilitating historic building located at 1801 E 18th Street.

What is the purpose of this legislation?

OPERATIONAL

The legislation reduces appropriations in the "Contractual Services" fund and appropriates the funds into the project fund.

Does this legislation spend money?

YES

Yes/No

See Sections 01, 02 and 03 for sources of funding

Does this legislation estimate new Revenues?

NO

Yes/No

0

Does this Legislation Increase Appropriations?

NO

Yes/No

Are costs associated with this legislation ongoing (Yes)? Or one-time (No)

NO

Yes/No

See Section 00: "Notes" Below

Section 00: Notes:

This ordinance moves \$1,500,000 from the Central City Economic Development Sales Tax Fund account and appropriated to a specific project approved by the Central City Economic Development Sales Tax Board. The net impact on the FY2022-23 Budget is zero.

Five years of operational costs for ongoing programs should be included in Section 04 below.

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23	FY 23-24 EST
2200	552047	619080		1,500,000	

Section 02: If applicable, where will new revenues be estimated?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23	FY 23-24 EST

Section 03: If applicable, where will appropriations be increased?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23	FY 23-24 EST

NET IMPACT ON OPERATIONAL BUDGET

1,500,000.00

-

RESERVE STATUS:

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

FUND	FUND NAME	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
	TOTAL REV	-	-	-	-	-	-

FUND	FUND NAME	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
	TOTAL EXP	-	-	-	-	-	-

NET Per-YEAR IMPACT

-

-

-

-

-

-

-

NET IMPACT

-

REVIEWED BY

Robyn Cottin

DATE

5/11/2022

reducing an appropriation in the amount of \$1,500,000 in the Central City Economic Development Sales Tax Fund; appropriating \$1,500,000 from the unappropriated fund balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Zhou B Art Center, LLC in the amount of \$1,500,000.00 for the purpose of repurposing, preserving, acquiring and rehabilitating historic building located at 1801 E 18th Street.

APPROVED BY:

DATE

APPROVED BY: DEPARTMENT HEAD

DATE

Robyn Cottin

5/11/2022



File #: 220433

ORDINANCE NO. 220433

Approving the Substantial Amendment to 2017-2021 One Year Action Plan to reprogram funding for the HOME Investment Partnership Program in the amount of \$1,546,887.00; authorizing the Housing and Community Development Department to execute contracts; designating requisitioning authority.

WHEREAS, the City of Kansas City will provide funding for public services under COVID-CDBG public service, CDBG funding for housing through the Department of Housing and Urban Development in the HOME Investment Partnership Program.

WHEREAS, funding will be used to provide low to moderate income households to promote housing and community development throughout the City of Kansas City. NOW, THEREFORE:

BE IT ORDAINED BY THE COUNCIL OF Kansas City:

Section 1. That the revenue is estimated in the amount of \$1,546,887.00 to the following accounts:

23-2940-570001-476050-G57HOME17	HUD Grant Revenue	\$ 387,480.00
23-2940-570001-476050-G57HOME18	HUD Grant Revenue	809,407.00
23-2940-570001-476050-G57HOME20	HUD Grant Revenue	100,000.00
23-2940-570001-476050-G57HOME21	HUD Grant Revenue	<u>250,000.00</u>
	TOTAL	\$1,546,887.00

Section 2. That the revenue is reduced from the following account:

23-2940-120001-476050-G57HOME21	Finance Grant Revenue	\$ 250,000.00
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Section 3. That the sum of \$1,546,887.00 is hereby appropriated from the Unappropriated Fund Balance for the following account in the HOME Investment Partnership Program Fund

23-2940-575326-B-G57HOME17	Housing	\$ 387,480.00
23-2940-575326-B-G57HOME18	Housing	809,407.00
23-2940-575326-B-G57HOME20	Housing	100,000.00
23-2940-575326-B-G57HOME21	Housing	<u>250,000.00</u>
	TOTAL	\$1,546,887.00

Section 4. That the appropriations are hereby reduced in the following account string:

23-2940-125004-B-G57HOME21	Grant Reprogram Hold	\$ 250,000.00
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Section 5. That the Director of Housing and Community Development Department is hereby authorized to expend up \$1,546,887.00 from funds appropriated to the HOME Investment Fund to satisfy the costs of the following multifamily housing construction contracts.

23-2940-575326-B-G57HOME17	Oak Park Townhomes	\$ 387,480.00
23-2940-575326-B-G57HOME20	Oak Park Townhomes	100,000.00
23-2940-575326-B-G57HOME18	Oak Park Townhomes	259,407.00
23-2940-575326-B-G57HOME18	Historic Oglesby Apartments	550,000.00
23-2940-575326-B-G57HOME21	27 th Street Townhomes Phase II	<u>250,000.00</u>
	TOTAL	\$1,546,887.00

Section 6. That the Director of Housing and Community Development Department is hereby designated as the requisitioning authority.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

Tammy L. Queen
Director of Finance

Approved as to form and legality

Joseph A. Guarino
Senior Associate City Attorney

LEGISLATIVE FISCAL NOTE

LEGISLATION
NUMBER:

220433

LEGISLATION IN BRIEF:

Approving the Substantial Amendment to reprogram funds from the 2017-2021 in the HOME Investment Partnership and authorizing the Housing and Community Development Department to execute Contracts.

What is the purpose of this legislation?

LEGISLATIVE

for the purpose of editing, repealing, or creating a provision in the city's code of ordinances; or for stating non-monetary support. This Fiscal note should be blank

Sections 01-04 should be blank. See section 00 for more information

Does this grant require a match?

NO

Yes/No

Does this legislation estimate Grant Revenues?

YES

Yes/No

Does this legislation estimate Grant Appropriations?

YES

Yes/No

Does this grant create an ongoing expense for the city?

NO

Yes/No

Section 00: Notes:

The ordinance estimates and appropriaties reprogrammed HOME grant dollars into FY2022-23 budget.

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23 BUD	FY 23-24 EST

Section 02: If applicable, where will new revenues be estimated?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23 BUD	FY 23-24 EST
2940	570001	476050	G57HOME17	387,480	
2940	570001	476050	G57HOME18	809,407	
2940	570001	476050	G57HOME20	100,000	
2940	570001	476050	G57HOME21	250,000	
2940	120001	476050	G57HOME21	(250,000)	

Section 03: If applicable, where will appropriations be increased?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23 BUD	FY 23-24 EST
2940	575326	B	G57HOME17	387,480	
2940	575326	B	G57HOME18	809,407	
2940	575326	B	G57HOME20	100,000	
2940	575326	B	G57HOME21	250,000	
2940	125004	B	G57HOME21	(250,000)	

NET IMPACT ON OPERATIONAL BUDGET

RESERVE STATUS:

REVENUE SUPPORTED

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

FUND	FUND NAME	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	All Outyears
2940	HOME Investment	1,546,887						
TOTAL REV		1,546,887	-	-	-	-	-	-

FUND	FUND NAME	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	All Outyears
2940	HOME Investment	1,546,887						
TOTAL EXP		1,546,887	-	-	-	-	-	-

NET Per-YEAR IMPACT - - - - - - -

NET IMPACT (SIX YEARS) -

REVIEWED BY

DATE

5/17/2022

APPROVED BY:

DATE

APPROVED BY: DEPARTMENT HEAD

DATE



APPROPRIATION TRANSACTION
CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: **Housing and Community Development Department**

BUSINESS UNIT: **KCMBU** DATE: **5/5/2022** JOURNAL ID: _____

LEDGER GROUP: _____ APPROP: _____ BUDGET PERIOD: _____

<u>FUND</u>	<u>DEPT ID</u>	<u>ACCOUNT</u>	<u>PROJECT</u>	<u>AMOUNT</u>
2940	125004	B	G57HOME21	(250,000.00)
TOTAL				(250,000.00)

BUSINESS UNIT: **KCMBU** DATE: **5/15/2019** JOURNAL ID: _____

LEDGER GROUP: _____ ADMIN: _____ BUDGET PERIOD: _____

<u>FUND</u>	<u>DEPT ID</u>	<u>ACCOUNT</u>	<u>PROJECT</u>	<u>AMOUNT</u>
2940	125004	619850	G57HOME21	(\$250,000.00)
TOTAL				(250,000.00)

DESCRIPTION:

Appropriating from the Unappropriated Fund Balance for the HOME Investment Partnership Fund.

APPROVED BY: _____ DATE: _____ APPROVED BY: DEPARTMENT HEAD DATE: _____



APPROPRIATION TRANSACTION
CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: **Housing and Community Development Department**

BUSINESS UNIT: **KCMBU** DATE: **5/5/2022** JOURNAL ID: _____

LEDGER GROUP: _____ APPROP: _____ BUDGET PERIOD: _____

<u>FUND</u>	<u>DEPT ID</u>	<u>ACCOUNT</u>	<u>PROJECT</u>	<u>AMOUNT</u>
2940	575326	B	G57HOME17	387,480.00
2940	575326	B	G57HOME18	809,407.00
2940	575326	B	G57HOME20	100,000.00
2940	575326	B	G57HOME21	250,000.00
TOTAL				<u>1,546,887.00</u>

BUSINESS UNIT: **KCMBU** DATE: **5/15/2019** JOURNAL ID: _____

LEDGER GROUP: _____ ADMIN: _____ BUDGET PERIOD: _____

<u>FUND</u>	<u>DEPT ID</u>	<u>ACCOUNT</u>	<u>PROJECT</u>	<u>AMOUNT</u>
2940	575326	619080	G57HOME17	\$387,480.00
2940	575326	619080	G57HOME18	\$809,407.00
2940	575326	619080	G57HOME20	\$100,000.00
2940	575326	619080	G57HOME21	\$250,000.00
TOTAL				<u>1,546,887.00</u>

DESCRIPTION:

Appropriating from the Unappropriated Fund Balance for the HOME Investment Partnership Fund.

APPROVED BY: _____ DATE: _____ APPROVED BY: DEPARTMENT HEAD _____ DATE: _____



File #: 220440

ORDINANCE NO. 220440

Authorizing an application to the Missouri Development Finance Board for the authorization of state tax credits in the amount not to exceed \$6,000,000.00 to make possible the development of the Kansas City Current Stadium in the Berkley Riverfront district, in Kansas City, Missouri; and authorizing the City Manager to execute a tax credit agreement in the event that the application is approved.

WHEREAS, the City previously conveyed certain real property in the Berkley Riverfront area to the Port Authority of Kansas City, Missouri (“Port”) for nominal consideration with hopes revitalizing the area, which had been previously used as a heavy industrial, manufacturing, and dumping site; and

WHEREAS, Port KC has entered into an agreement with KC WFC STADCO, LLC for the lease of the Parcel 8 of the Berkley Riverfront area to provide for the development of an 11,500-capacity stadium to be primarily used by Kansas City’s local National Women’s Soccer League affiliate, the Kansas City Current (the “Current”); and

WHEREAS, the stadium, which represents almost \$120 million dollars in new investment in the riverfront, will be an anchor entertainment amenity, accelerating further development of the Berkley Riverfront into a fully established vibrant, dense, walkable, urban area, and the project will include substantial improvements, including millions of dollars in investment in public infrastructure improvements, that are expected to prepare additional vacant parcels in the Berkley Riverfront area for future development; and

WHEREAS, the announcement of the proposed stadium has already led to inquiries from other developers considering projects in the Berkley Riverfront area; and

WHEREAS, the Current is a premier professional team, featuring World Cup, Olympic and NWSL champions, with matches are broadcast on CBS Sports Network, Paramount+, Twitch, and local broadcasts; and

WHEREAS, the Current ownership has committed to investing in world-class facilities to drive the growth and transformation of women’s professional sports; and

WHEREAS, the stadium will be the first purpose-built stadium for a professional women’s sports team in the United States, which will be an achievement for the City and the State of Missouri; and

WHEREAS, the Current's matches are expected to regularly draw thousands of attendees to the state-of-the-art, first-class stadium and the Berkey Riverfront area, amounting to hundreds of thousands of additional visits to the area, including by out-of-state tourists, which will generate economic activity and tax revenue in the area; and

WHEREAS, the stadium will also serve as a venue for men's and women's prep, collegiate, amateur, and professional matches, and tournaments for soccer and other sports, as well as for outdoor concerts and other entertainment attractions; and

WHEREAS, the project is seeking up to \$6 million dollars in tax credits from the Missouri Development Finance Board to facilitate financing for the construction of the stadium; and

WHEREAS, the Council desires to authorize the City Manager to file an application for contribution tax credits in the amount not to exceed \$6,000,000.00 with the Missouri Development Finance Board for financing the KC Current Stadium through the State's Tax Credit for Contribution Program; and

WHEREAS, the Council desires to authorize the City Manager to execute a tax credit agreement in connection with the issuance of state tax credits, in the event that the City's application is approved; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY THAT:

Section 1. The Council expresses its intention to support the Kansas City Current Stadium Project.

Section 2. The Council states that the Kansas City Current Stadium Project will benefit the City, State, and nation through the advancement and growth of women's professional sports.

Section 3. The Council states that the Kansas City Current Stadium Project will benefit the Berkley Riverfront area, as well as the surrounding area, by catalyzing further development of the area.

Section 4. The Council states that Kansas City Current Stadium Project will benefit the City and State through increased visits to the downtown area, tourism, increased economic activity and tax revenue.

Section 5. The Council authorizes the City Manager to work with the developer and Port KC on the preparation of an application to be filed with the Missouri Development Finance Board that, subject to receipt of contribution tax credits, makes possible the financial feasibility of Kansas City Current Stadium project.

Section 6. The Council then authorizes the City Manager to file the completed application with the Missouri Development Finance Board in the amount of \$6,000,000.00 for financing of Kansas City Current Stadium project through the State Tax Credit for Contribution Program.

Section 7. The Council authorizes the City Manager to execute a tax credit agreement in connection with the issuance of state tax credits, in the event that the City's application is approved. Such agreement is approved in such form as the City Manager shall determine to be appropriate for the purposes contemplated by this ordinance.

..end

Approved as to form and legality:

Emalea Kaye Black
Assistant City Attorney

GENERAL

Ordinance Fact Sheet

Brief Title:

**Approval
Deadline**

Reason:

Authorizing an application to the Missouri Development Finance Board for the authorization of state tax credits in the amount not to exceed \$6,000,000.00 to make possible the development of the Kansas City Current Stadium in the Berkley Riverfront district, in Kansas City, Missouri; and authorizing the City Manager to execute a tax credit agreement in the event that the application is approved.

Approving the City Manager to file an application for contribution tax credits in the amount not to exceed \$6,000,000.00 with the Missouri Development Finance Board for financing the Kansas City Current Stadium project through the State's Tax Credit for Contribution Program.

In the event that the City's application is approved, this ordinance will authorize the City Manager to execute a tax credit agreement in connection with the issuances of state tax credits.

Details

Reason for Legislation

Approving the City Manager to file an application for contribution tax credits in the amount not to exceed \$6,000,000.00 with the Missouri Development Finance Board for financing the Kansas City Current Stadium project through the State's Tax Credit for Contribution Program. In the event that the City's application is approved, this ordinance will authorize the City Manager to execute a tax credit agreement in connection with the issuances of state tax credits.

These MDFB tax credits will help leverage funding mechanisms supporting this project that represent over \$117 million dollars in private funds including approximately \$12,000,000 in contributions for these tax credits.

Discussion (explain all financial aspects of the proposed legislation, including future implications, any direct/indirect costs, specific account numbers, ordinance references, and budget page numbers.)

KC WFC STADCO, LLC, the Developer of the project, is requesting tax credits in order to facilitate the construction of a new 11,500 capacity stadium to serve as the first purpose-built stadium for professional women's soccer in the United States, which will be located within the Berkly Riverfront redevelopment area, currently owned by the Port Authority of Kansas City, which will remain the owner after construction is complete.

The project is anticipated to create substantial new jobs during construction, and after the stadium opens. The project will also include investment in public infrastructure and amenities and is expected to generate annual revenues in support of financing for a riverfront extension of the Streetcar.

The project has already identified tax credit contributors who have committed to contribute \$12 million dollars in equity over the next two years, which would be syndicated to generate revenues to fund construction.

Positions/Recommendations

Sponsor	Bunch, CMO
Programs, Departments, or Groups Affected	City Manager's Office, City Planning & Development Department, Finance Department
Applicants / Proponents	Applicant City Department City Manager's Office, City Planning & Development Department, Finance Department
Opponents	Other Groups or Individuals
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against By
Board or Commission Recommendation	<input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Action	<input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

Recommendation
 This ordinance will authorize the City Manager to file an application for contribution tax credits in the amount not to exceed \$6,000,000.00 with the Missouri Development Finance Board for financing the Kansas City Current Stadium project through the State's Tax Credit for Contribution Program.

In the event that the City's application is approved, this resolution will authorize the City Manager to execute a tax credit agreement in connection with the issuances of state tax credits.

Policy or Program Change	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	
Finances	
Costs & Revenue Projections - Including Indirect Costs	N/A
Financial Impact	No Direct Financial Impact on the City
Fund Source(s) and Appropriation Account Codes	N/A
Is this Ordinance or Resolution Good for the Children	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

Applicable Dates:

Prepared by: Kerrie Tyndall, City Manager's Office

Reviewed by:

Reference Numbers