



## Agenda

### Finance, Governance and Public Safety Committee

Chairperson Andrea Bough

Vice Chair Quinton Lucas

Councilmember Crispin Rea

Councilmember Darrell Curls

Councilmember Wes Rogers

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Wednesday, March 20, 2024

10:30 AM

26th Floor, Council Chamber

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<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>

#### Lucas and City Manager's Office

[240245](#) Sponsor: Mayor Quinton Lucas

Approving and designating Redevelopment Project Area 1 of to the West Bottoms Tax Increment Financing Plan; and adopting tax increment financing, therefore.

**Attachments:** [Docket Memo - Project Area 1](#)

#### Lucas and City Manager's Office

[240246](#) Sponsor: Mayor Quinton Lucas

Approving and designating Redevelopment Project Area 2 of to the West Bottoms Tax Increment Financing Plan; and adopting tax increment financing, therefore.

**Attachments:** [Docket Memo - Project Area 2](#)

**Lucas and City Manager's Office**

[240247](#) Sponsor: Mayor Quinton Lucas

Approving and designating Redevelopment Project Area 3 of to the West Bottoms Tax Increment Financing Plan; and adopting tax increment financing, therefore .

**Attachments:** [Docket Memo - Project Area 3](#)

**Lucas and City Manager's Office**

[240248](#) Sponsor: Mayor Quinton Lucas

Approving and designating Redevelopment Project Area 4 of to the West Bottoms Tax Increment Financing Plan; and adopting tax increment financing, therefore .

**Attachments:** [Docket Memo - Project Area 4](#)

**Lucas and City Manager's Office**

[240249](#) Sponsor: Mayor Quinton Lucas

Approving and designating Redevelopment Project Area 5 of to the West Bottoms Tax Increment Financing Plan; and adopting tax increment financing, therefore .

**Attachments:** [Docket Memo - Project Area 5](#)

**Lucas and City Manager's Office**

[240250](#) Sponsor: Mayor Quinton Lucas

Approving and designating Redevelopment Project Area 6 of to the West Bottoms Tax Increment Financing Plan; and adopting tax increment financing therefore .

**Attachments:** [Docket Memo - Project Area 6](#)

**Lucas and City Manager's Office**

[240251](#) Sponsor: Mayor Quinton Lucas

Approving and designating Redevelopment Project Area 7 of to the West Bottoms Tax Increment Financing Plan; and adopting tax increment financing, therefore .

**Attachments:** [Docket Memo - Project Area 7](#)

**Director of Finance**

[240252](#) Sponsor: Director of the Finance Department

Amending Chapter 78, Code of Ordinances, entitled "Water," by repealing Sections 78-6, 78-8 and 78-10 and enacting in lieu thereof new sections of like number and subject matter that adjust charges for water service; and establishing an effective date.

**Attachments:** [Docket Memo 240252](#)

**Director of Finance**

[240253](#) Sponsor: Director of the Finance Department

Amending Chapter 60, Code of Ordinances, entitled "Sewers and Sewage Disposal," by repealing Sections 60-2 and 60-3 and enacting in lieu thereof new sections of like number and subject matter that adjust charges for sewer service; and establishing an effective date.

**Attachments:** [FY2025 Sewer Rate Ordinance Docket Memo](#)

**Lucas and Rea**

[240256](#) Sponsor: Mayor Quinton Lucas and Councilperson Crispin Rea

Approving the recommendations of the Tax Increment Financing Commission as to the West Bottoms Tax Increment Financing Plan; approving the City's contribution of additional EATs generated in the Plan Area; directing the Director of Finance to develop a finance plan; and authorizing the City Manager to enter into a Redevelopment Agreement with the Kansas City TIF Commission.

**Attachments:** [West Bottoms - Docket Memo - Plan](#)

**Director of General Services**

[240257](#) Sponsor: Director of General Services Department

Authorizing the Manager of Procurement Services to execute a one-year indefinite delivery/indefinite quantity construction contract (No. EV3019) that will exceed \$1,000,000.00 with Control Service Company for the replacement, retrofit, preventative maintenance, and repair of building automation systems HVAC; and authorizing the Manager of Procurement Services to exercise the City's five one-year renewal options, amend and extend the contracts.

**Attachments:** [Docket Memo 0.1.3](#)

**Robinson, Lucas and Rea**

**240258** Sponsor: Councilmember Melissa Robinson, Mayor Quinton Lucas and Councilmember Crispin Rea

Approving the recommendations of the Tax Increment Financing Commission as to the Historic Northeast Tax Increment Financing Plan; approving the City's contribution of additional EATs generated in the Plan Area; and authorizing the City Manager to enter into a Tax Contribution and Disbursement Agreement with the Kansas City TIF Commission and Historic Northeast Lofts LLC.

**Attachments:** [240258 Historic Northeast TIF Plan - Plan Ordinance Docket Memo 3.18.24](#)

**Robinson, Lucas and Rea**

**240259** Sponsor: Councilmember Melissa Robinson, Mayor Quinton Lucas and Councilmember Crispin Rea

Approving and designating the Redevelopment Project Area of to the Historic Northeast Tax Increment Financing Plan and adopting tax increment financing therefore.

**Attachments:** [240259 Historic Northeast TIF Plan - Project Ordinance Docket Memo 3.18.24](#)

**Rogers and Lucas**

**240260** Sponsor: Councilmember Wes Rogers

Accepting the recommendations of the Tax Increment Financing Commission as to the I-29 & I-435 Tax Increment Financing Plan; approving the I-29 & I-435 Tax Increment Financing Plan; authorizing the execution of the TIF Redevelopment Agreement between the City, Developer, and TIF Commission providing for the construction of roundabouts and reimbursement of such costs to the City, estimating revenues in the amount of \$5,515,044.00 in the Capital Improvements Fund; appropriating the amount of \$4,815,044.00 from the Unappropriated Fund Balance of the Capital Improvements Fund to the N.W. Cookingham/Interstate 29 Roundabout Project; designating requisitioning authority; and directing the Clerk to send a copy of this ordinance to Platte County.

**Attachments:** [240260 I-29 I-435 TIF Plan Docket Memo 3.18.24](#)

**Director of the Law Department**

[240262](#) Sponsor: Director of the Law Department

Approving and authorizing settlement of the lawsuit styled DJS, et al. v. City of Kansas City, Missouri, Case No. 2116-CV27099, in the amount of \$237,500.00.

**Attachments:** [docket memo - djs](#)  
[Approp](#)

**Rogers and Lucas**

[240263](#) Sponsor: Councilperson Wes Rogers

Approving and designating Redevelopment Project 2 of the I-29 & I-435 Tax Increment Financing Plan as a Redevelopment Project; and adopting tax increment financing therefore.

**Attachments:** [240263 I-29 I-435 TIF Project 2 Docket Memo 3.18.24](#)

**Rogers and Lucas**

[240264](#) Sponsor: Councilperson Wes Rogers

Approving and designating Redevelopment Project 1 of the I-29 & I-435 Tax Increment Financing Plan as a Redevelopment Project; and adopting tax increment financing therefore.

**Attachments:** [240264 I-29 I-435 TIF Project 1 Docket Memo 3.18.24](#)

**Director of Municipal Court**

[240268](#) Sponsor: Director of Municipal Court

Authorizing the acceptance of a \$64,414.00 grant from the Jackson County COMBAT program to fund the Kansas City Municipal Court Truancy Court Program; estimating and appropriating \$64,414.00 for the Jackson County COMBAT grant in the General Grants Fund to fund the Kansas City Municipal Court Truancy Court Program; and recognizing an accelerated effective date.

**Attachments:** [2024 Combat Grant Docket Memo](#)  
[Combat Approp Sheet](#)

**Parks-Shaw**

[240277](#) Sponsor: Mayor Pro-Tem Ryana Parks-Shaw

Directing the City Manager to establish an Employee Homeownership Assistance Program (“the Program”); waiving the limitations established by the Fund Balance and Reserve Policy in section 2-1954 of the Code of Ordinances; appropriating \$750,000.00 from the Unappropriated Fund Balance of the General Fund; authorizing the Director of the Housing and Community Development Department to execute necessary contracts and expend up to \$750,000.00 from funds appropriated in the General Fund; directing the City Manager to report back to the Council in one year; and recognizing this ordinance to have an accelerated effective date.

**Attachments:** [Docket Memo](#)

**Bough**

[240278](#) Sponsor: Councilmember Andrea Bough

Authorizing the City Manager to execute a one-year \$107,146.00 8th contract amendment with Garry and Associates Insurance Agency, Inc. for benefits advisory services to the City's Healthcare System Trust for the period from March 1, 2024 through February 28, 2025, with three possible one-year renewal options, from previously appropriated funds.

**Attachments:** [No Docket Memo 24028](#)

HELD IN COMMITTEE

**Director of Finance**

[240228](#) Sponsor: Councilmember Andrea Bough

Levying taxes for Fiscal Year 2024-25 for the General Revenue, Health, General Debt and Interest, and Museum Special Revenue Funds on all property in Kansas City subject to taxation on January 1, 2024; providing for the extension of such levies by the Director of Finance; and authorizing the collection by the Director of Finance.

**Attachments:** [Docket Memo 0.1.3](#)

[240229](#) Sponsor: Councilmember Andrea Bough

Setting the rates for the trafficway maintenance tax, the park and boulevard maintenance tax, and the boulevards and parkways front foot assessment at \$0.00 for Fiscal Year 2024-25 in accordance with Section 68-582 of the Code of Ordinances.

**Attachments:** [Blvds and Pkwys Maint Tax Docket Memo](#)

**Director of Finance**

[240230](#) Sponsor: Councilmember Andrea Bough

Submitting the Annual Budget of the City for the Fiscal Year 2024-25; estimating the revenues for the fiscal year; appropriating for the purposes stated the sums set forth in the budget; directing the Director of Finance to make the necessary entries upon the City's records to show the appropriations and allocations provided for; authorizing inter-fund loans; and electing to establish a budget adoption deadline pursuant to Section 805(i) of the City Charter.

**Attachments:** [FY25 Budget Docket Memo](#)

**Director of Finance**

[240231](#) Sponsor: Councilmember Andrea Bough

Establishing Fund No. 3825, the General Obligation Series 2025A Q1-22 Bond Fund in the records of the City of Kansas City, Missouri; estimating and appropriating \$12,500,000.00 from the Unappropriated Fund Balance of the General Obligation Series 2025A Q1-22 Bond Fund; establishing Fund No. 3925, the Taxable General Obligation Series 2025B Q2-22 Bond Fund in the records of the City of Kansas City, Missouri; estimating and appropriating \$12,500,000.00 from the Unappropriated Fund Balance of the Taxable General Obligation Series 2025B Q2-22 Bond Fund; designating requisitioning authorities; declaring the intent of the City to reimburse itself from the bond proceeds for certain expenditures; authorizing the Director of Finance to close project accounts; and establishing the effective date of this ordinance.

**Attachments:** [2022 bond docket memo](#)

**Director of Finance**

**240232** Sponsor: Councilmember Andrea Bough

Establishing Fund No. 3525, the General Obligation Series 2025A Question 1 Bond Fund in the records of the City of Kansas City, Missouri; estimating and appropriating \$33,835,000.00 from the Unappropriated Fund Balance of the General Obligation Series 2025A Question 1 Bond Fund; establishing Fund No. 3625, the General Obligation Series 2025A Question 2 Bond Fund in the records of the City of Kansas City, Missouri; estimating and appropriating \$5,622,240.00 from the Unappropriated Fund Balance of the General Obligation Series 2025A Question 2 Bond Fund; establishing Fund No. 3725, the General Obligation Series 2025A Question 3 Bond Fund in the records of the City of Kansas City, Missouri; estimating and appropriating \$505,000.00 from the Unappropriated Fund Balance of the General Obligation Series 2025A Question 3 Bond Fund; designating requisitioning authorities; declaring the intent of the City to reimburse itself from the bond proceeds for certain expenditures; authorizing the Director of Finance to close project accounts; and establishing the effective date of this ordinance.

**Attachments:** [Docket Memo fy25 bond 1-2024](#)

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Finance, Governance, and Public Safety 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](mailto:public.testimony@kcmo.org). Comments received will be distributed to the committee and added to the public record by the clerk.

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

- Live Stream on the city's website at [www.kcmo.gov](http://www.kcmo.gov)
- Live Stream 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](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.

Adjournment



**File #: 240245**

ORDINANCE NO. 240245

Sponsor: Mayor Quinton Lucas

Approving and designating Redevelopment Project Area 1 of to the West Bottoms Tax Increment Financing Plan; and adopting tax increment financing, therefore.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), the City Council of Kansas City, Missouri (the “City Council”), by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015, and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”); and

WHEREAS, the West Bottoms Tax Increment Financing Plan (the “Redevelopment Plan”) and Redevelopment Project Area described therein was proposed to the Commission; and

WHEREAS, after all proper notice was given, the Commission met in a public hearing regarding the Redevelopment Project at 10:15 AM on December 12, 2023, at which time, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 12-15-23 (the “Resolution”) recommending to the City Council the approval and designation of the Redevelopment Project Area; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That all terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Section 2. That the area selected for Redevelopment Project Area 1 is legally described as follows:

A tract of land in the Northwest Quarter of Section 6, Township 49 N, Range 33 W in Kansas City, Jackson County, Missouri described as follows: Thence N 01°-55’-34” E along the east line of the NW 1/4 of said section, a distance of 542.25 feet; thence N 88°-03’-38” W, a distance 203.08 feet to the point of beginning; thence S 02°-12’-54” W, a distance of 55.01 feet; thence S 74°-48’-

57” W, a distance of 175.09 feet; thence S 74°-48’-57” W, a distance of 25.68 feet; thence N 87°-47’-43” W, a distance of 192.52 feet; thence N 02°-02’-59” E, a distance of 118.57 feet; thence S 87°-53’-01” E, a distance of 217.22 feet; thence S 87°-53’-01” E, a distance of 5.73 feet; thence S 01°-58’-45” W, a distance of 3.77 feet; thence S 87°-44’-59” E, a distance of 161.48 feet to the point of beginning containing 39,290 square feet or 0.90 acres, more or less.

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above-described area selected for Project Area 1. After the total equalized assessed valuation of the taxable real property in Project Area 1 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 1, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area 1 shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project Area 1 over and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 1 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes into a special fund called the “Special Allocation Fund” of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.
3. As provided in the Redevelopment Plan, no PILOTs shall be utilized to pay or reimburse Redevelopment Project Costs. All PILOTs shall be deemed surplus and shall be distributed to the affected Taxing Districts in the manner described in the Redevelopment Plan.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City and certain taxing districts, and which are generated by economic activities within the area selected for Project Area 1 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments

specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

..end

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Approved as to form:

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Emalea Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving and designating Tax Increment Financing for Redevelopment Project Area 1 of the West Bottoms Tax Increment Financing Plan

### Discussion

The West Bottoms Tax Increment Financing Plan provides for the construction of public infrastructure improvements, including, without limitation, sanitary and storm sewers, utilities, sidewalks, and any other required or desirable infrastructure, that will encourage the construction of approximately 108,000 square feet of office space, 108,300 square feet of retail space, 589 multifamily units, which may include affordable units, and 40 hotel rooms

The proposed Redevelopment Area described by the Plan in which the Public Improvements and Project Improvements shall be constructed is located on an approximately 26-acre site that is generally bounded by Union Pacific Rail Road tracks and the Forester Viaduct to the north, 12th street viaduct to the south, Liberty street to the west and the Kansas City Terminal Railway's tracks to the east in Kansas City, Jackson County, Missouri and consists of seven (7) Redevelopment Project Areas

Project Area 1 is known as the Moline Plow Building.

### Fiscal Impact

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

2. What is the funding source?

TIF, Bonded

3. How does the legislation affect the current fiscal year?

N/A

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

Costs reimbursed by Plan



# City of Kansas City, Missouri

## Docket Memo

- 5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

N/A

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
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- 

### Prior Legislation



# City of Kansas City, Missouri

## Docket Memo

Accompanying ordinances activate Project Areas 1-7

### Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
No adverse potential health impacts identified.
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
Improving infrastructure to generate economic growth in a blighted area.
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
Yes
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
Yes



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**File #: 240246**

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ORDINANCE NO. 240246

Sponsor: Mayor Quinton Lucas

Approving and designating Redevelopment Project Area 2 of to the West Bottoms Tax Increment Financing Plan; and adopting tax increment financing, therefore.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), the City Council of Kansas City, Missouri (the “City Council”), by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015, and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”); and

WHEREAS, the West Bottoms Tax Increment Financing Plan (the “Redevelopment Plan”) and Redevelopment Project Area described therein was proposed to the Commission; and

WHEREAS, after all proper notice was given, the Commission met in a public hearing regarding the Redevelopment Project at 10:15 AM on December 12, 2023, at which time, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 12-15-23 (the “Resolution”) recommending to the City Council the approval and designation of the Redevelopment Project Area; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That all terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Section 2. That the area selected for Redevelopment Project Area 2 is legally described as follows:

That part of the North 1/2 of Lots 13, 14, 15 and 16, Block 54, Turner & Cos Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, described as beginning at the northeast corner of said Lot 16 and running thence south along the east lot line 59.55 feet; thence west in a straight line across Lots 16, 15, 14 and 13 to a point the west line of said Lot 13

that is 58.86 feet south of the northwest corner of said Lot 13; thence north along the west lot line to the northwest corner of said Lot 135 and thence east along the north lines of said Lots 13, 14, 15 and 16 to the point of beginning, an easement appurtenant to Tract 3 for party wall wholly located on the tract of land adjacent on the south as described in the Instrument in Book B-78, page 465, filed September 11, 1882, in the Office of the Recorder of Deeds for Jackson County, Missouri, at Kansas City, as modified by instrument as Document No. B-441801 in Book b-845, page 215, filed March 24, 1903, an easement appurtenant to Tract 3 for party wall located on and along the west boundary line of the aforesaid premises as described in the instrument as Document No. B-441800 in Book B-841, page 381, filed March 24, 1903.

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above-described area selected for Project Area 2. After the total equalized assessed valuation of the taxable real property in Project Area 2 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 2, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area 2 shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project Area 2 over and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 2 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.
3. As provided in the Redevelopment Plan, no PILOTs shall be utilized to pay or reimburse Redevelopment Project Costs. All PILOTs shall be deemed surplus and shall be distributed to the affected Taxing Districts in the manner described in the Redevelopment Plan.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City and certain taxing districts, and which are generated by economic activities within the area selected for Project Area 2 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

..end

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Approved as to form:

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Emalea Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving and designating Tax Increment Financing for Redevelopment Project Area 2 of the West Bottoms Tax Increment Financing Plan

### Discussion

The West Bottoms Tax Increment Financing Plan provides for the construction of public infrastructure improvements, including, without limitation, sanitary and storm sewers, utilities, sidewalks, and any other required or desirable infrastructure, that will encourage the construction of approximately 108,000 square feet of office space, 108,300 square feet of retail space, 589 multifamily units, which may include affordable units, and 40 hotel rooms

The proposed Redevelopment Area described by the Plan in which the Public Improvements and Project Improvements shall be constructed is located on an approximately 26-acre site that is generally bounded by Union Pacific Rail Road tracks and the Forester Viaduct to the north, 12th street viaduct to the south, Liberty street to the west and the Kansas City Terminal Railway's tracks to the east in Kansas City, Jackson County, Missouri and consists of seven (7) Redevelopment Project Areas

Project Area 2 is known as the Avery.

### Fiscal Impact

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

2. What is the funding source?

TIF, Bonded

3. How does the legislation affect the current fiscal year?

N/A

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

Costs reimbursed by Plan



# City of Kansas City, Missouri

## Docket Memo

- 5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

N/A

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
- 
- 

## Prior Legislation



# City of Kansas City, Missouri

## Docket Memo

Accompanying ordinances activate Project Areas 1-7

### Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
No adverse potential health impacts identified.
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
Improving infrastructure to generate economic growth in a blighted area.
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
Yes
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
Yes



**File #: 240247**

ORDINANCE NO. 240247

Sponsor: Mayor Quinton Lucas

Approving and designating Redevelopment Project Area 3 of to the West Bottoms Tax Increment Financing Plan; and adopting tax increment financing, therefore.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), the City Council of Kansas City, Missouri (the “City Council”), by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015, and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”); and

WHEREAS, the West Bottoms Tax Increment Financing Plan (the “Redevelopment Plan”) and Redevelopment Project Area described therein was proposed to the Commission; and

WHEREAS, after all proper notice was given, the Commission met in a public hearing regarding the Redevelopment Project at 10:15 AM on December 12, 2023, at which time, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 12-15-23 (the “Resolution”) recommending to the City Council the approval and designation of the Redevelopment Project Area; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That all terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Section 2. That the area selected for Redevelopment Project Area 3 is legally described as follows:

A tract of land in the Northwest Quarter of Section 6, Township 49 N, Range 33 W in Kansas City, Jackson County, Missouri described as follows: Thence N 01°-55’-34” E along the east line of the NW 1/4 of said section, a distance of 885.17 feet; thence N 88°-04’-26” W, a distance 206.88 feet to the point of beginning; thence S 02°-14’-35” W, a distance of 135.63 feet; thence N 87°-58’-

19" W, a distance of 138.39 feet; thence N 02°-01'-41" E, a distance of 2.67 feet; thence N 87°-58'-19" W, a distance of 10.08 feet; thence N 02°-11'-27" E, a distance of 47.33 feet; thence E 87°-58'-19" E, a distance of 5.00 feet; thence N 02°-11'-27" E, a distance of 86.59 feet; thence S 87°-35'-22" E, a distance of 143.60 feet to the point of beginning containing 19,760 square feet or 0.45 acres, more or less.

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above-described area selected for Project Area 3. After the total equalized assessed valuation of the taxable real property in Project Area 3 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 3, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area 3 shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project Area 3 over and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 3 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.
3. As provided in the Redevelopment Plan, no PILOTs shall be utilized to pay or reimburse Redevelopment Project Costs. All PILOTs shall be deemed surplus and shall be distributed to the affected Taxing Districts in the manner described in the Redevelopment Plan.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City and certain taxing districts, and which are generated by economic activities within the area selected for Project Area 3 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments

specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

..end

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Approved as to form:

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Emalea Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving and designating Tax Increment Financing for Redevelopment Project Area 3 of the West Bottoms Tax Increment Financing Plan

### Discussion

The West Bottoms Tax Increment Financing Plan provides for the construction of public infrastructure improvements, including, without limitation, sanitary and storm sewers, utilities, sidewalks, and any other required or desirable infrastructure, that will encourage the construction of approximately 108,000 square feet of office space, 108,300 square feet of retail space, 589 multifamily units, which may include affordable units, and 40 hotel rooms

The proposed Redevelopment Area described by the Plan in which the Public Improvements and Project Improvements shall be constructed is located on an approximately 26-acre site that is generally bounded by Union Pacific Rail Road tracks and the Forester Viaduct to the north, 12th street viaduct to the south, Liberty street to the west and the Kansas City Terminal Railway's tracks to the east in Kansas City, Jackson County, Missouri and consists of seven (7) Redevelopment Project Areas

Project Area 3 is known as the Perfection Stove Building.

### Fiscal Impact

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

2. What is the funding source?

TIF, Bonded

3. How does the legislation affect the current fiscal year?

N/A

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

Costs reimbursed by Plan



# City of Kansas City, Missouri

## Docket Memo

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

N/A

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
- 
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### Prior Legislation



# City of Kansas City, Missouri

## Docket Memo

Accompanying ordinances activate Project Areas 1-7

### Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
No adverse potential health impacts identified.
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
Improving infrastructure to generate economic growth in a blighted area.
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
Yes
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
Yes



**File #: 240248**

ORDINANCE NO. 240248

Sponsor: Mayor Quinton Lucas

Approving and designating Redevelopment Project Area 4 of to the West Bottoms Tax Increment Financing Plan; and adopting tax increment financing, therefore.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), the City Council of Kansas City, Missouri (the “City Council”), by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015, and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”); and

WHEREAS, the West Bottoms Tax Increment Financing Plan (the “Redevelopment Plan”) and Redevelopment Project Area described therein was proposed to the Commission; and

WHEREAS, after all proper notice was given, the Commission met in a public hearing regarding the Redevelopment Project at 10:15 AM on December 12, 2023, at which time, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 12-15-23 (the “Resolution”) recommending to the City Council the approval and designation of the Redevelopment Project Area; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That all terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Section 2. That the area selected for Redevelopment Project Area 4 is legally described as follows:

A tract of land in the Northwest Quarter of Section 6, Township 49 N, Range 33 W in Kansas City, Jackson County, Missouri described as follows: Thence N 01°-56’-21” E along the east line of the NW 1/4 of said section, a distance of 679.56 feet; thence N 88°-03’-39” W, a distance 201.41 feet to the point of beginning; thence S 02°-12’-54” W, a distance of 137.31 feet; thence N 87°-44’-

59” W, a distance of 161.48 feet; thence N 01°-58’-45” E, a distance of 136.68 feet; thence S 87°-58’-19” E, a distance of 162.05 feet to the point of beginning containing 22,160 square feet or 0.51 acres, more or less.

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above-described area selected for Project Area 4. After the total equalized assessed valuation of the taxable real property in Project Area 4 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 4, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area 4 shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project Area 4 over and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 4 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes into a special fund called the “Special Allocation Fund” of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.
3. As provided in the Redevelopment Plan, no PILOTs shall be utilized to pay or reimburse Redevelopment Project Costs. All PILOTs shall be deemed surplus and shall be distributed to the affected Taxing Districts in the manner described in the Redevelopment Plan.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City and certain taxing districts, and which are generated by economic activities within the area selected for Project Area 4 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment

Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

..end

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Approved as to form:

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Emalea Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving and designating Tax Increment Financing for Redevelopment Project Area 5 of the West Bottoms Tax Increment Financing Plan

### Discussion

The West Bottoms Tax Increment Financing Plan provides for the construction of public infrastructure improvements, including, without limitation, sanitary and storm sewers, utilities, sidewalks, and any other required or desirable infrastructure, that will encourage the construction of approximately 108,000 square feet of office space, 108,300 square feet of retail space, 589 multifamily units, which may include affordable units, and 40 hotel rooms

The proposed Redevelopment Area described by the Plan in which the Public Improvements and Project Improvements shall be constructed is located on an approximately 26-acre site that is generally bounded by Union Pacific Rail Road tracks and the Forester Viaduct to the north, 12th street viaduct to the south, Liberty street to the west and the Kansas City Terminal Railway's tracks to the east in Kansas City, Jackson County, Missouri and consists of seven (7) Redevelopment Project Areas

Project Area 5 is known as the Wheld Wheel.

### Fiscal Impact

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

2. What is the funding source?

TIF, Bonded

3. How does the legislation affect the current fiscal year?

N/A

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

Costs reimbursed by Plan



# City of Kansas City, Missouri

## Docket Memo

- 5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

N/A

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
- 
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### Prior Legislation



# City of Kansas City, Missouri

## Docket Memo

Accompanying ordinances activate Project Areas 1-7

### Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
No adverse potential health impacts identified.
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
Improving infrastructure to generate economic growth in a blighted area.
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
Yes
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
Yes



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**File #: 240249**

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ORDINANCE NO. 240249

Sponsor: Mayor Quinton Lucas

Approving and designating Redevelopment Project Area 5 of to the West Bottoms Tax Increment Financing Plan; and adopting tax increment financing, therefore.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), the City Council of Kansas City, Missouri (the “City Council”), by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015, and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”); and

WHEREAS, the West Bottoms Tax Increment Financing Plan (the “Redevelopment Plan”) and Redevelopment Project Area described therein was proposed to the Commission; and

WHEREAS, after all proper notice was given, the Commission met in a public hearing regarding the Redevelopment Project at 10:15 AM on December 12, 2023, at which time, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 12-15-23 (the “Resolution”) recommending to the City Council the approval and designation of the Redevelopment Project Area; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That all terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Section 2. That the area selected for Redevelopment Project Area 5 is legally described as follows:

A tract of land in the Northwest Quarter of Section 6, Township 49 N, Range 33 W in Kansas City, Jackson County, Missouri described as follows: Thence N 01°-55'-34” E along the east line of the NW 1/4 of said section, a distance of 1137.82 feet;

thence N 88°-00'-31" W, a distance 199.48 feet to the point of beginning; thence S 02°-14'-35" W, a distance of 138.19 feet; thence N 87°-44'-54" W, a distance of 6.00 feet; thence S 02°-14'-35" W, a distance of 114.73 feet; thence N 87°-35'-22" W, a distance of 143.60 feet; thence S 02°-11'-27" W, a distance of 86.59 feet; thence N 87°-58'-19" W, a distance of 5.00 feet; thence S 02°-11'-27" W, a distance of 47.33 feet; thence S 87°-58'-19" E, a distance of 10.08 feet; thence S 02°-01'-41" W, a distance of 2.67 feet; thence N 87°-58'-19" W, a distance of 240.65 feet; thence N 02°-06'-12" E, a distance of 201.84 feet; thence S 87°-44'-54" E, a distance of 48.19 feet; thence N 02°-07'-16" E, a distance of 50.00 feet; thence S 87°-44'-54" E, a distance of 20.36 feet; thence N 61°-34'-43" E, a distance of 68.61 feet; thence S 87°-44'-54" E, a distance of 144.66 feet; thence N 02°-14'-35" E, a distance of 85.79 feet; thence N 61°-20'-26" E, a distance of 33.87 feet; thence S 87°-44'-54" E, a distance of 84.34 feet to the point of beginning containing 94598 square feet or 2.17 acres, more or less and

TRACT A: A tract of land in the Northwest Quarter of Section 6, Township 49 N, Range 33 W in Kansas City, Jackson County, Missouri described as follows: Thence N 01°-55'-34" E along the east line of the NW 1/4 of said section, a distance of 749.24 feet; thence N 87°-58'-19" W, a distance 466.27 feet to the point of beginning; thence N 87°-58'-19" W, a distance of 52.63 feet; thence N 02°-01'-40" E, a distance of 67.87 feet; thence S 87°-58'-19" E, a distance of 52.63 feet; thence S 02°-01'-40" W, a distance of 67.87 feet to the point of beginning containing 3,572 square feet or 0.08 acres, more or less.

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above-described area selected for Project Area 5. After the total equalized assessed valuation of the taxable real property in Project Area 5 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 5, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area 5 shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project Area 5 over and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 5 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall

deposit such payments in lieu of taxes into a special fund called the “Special Allocation Fund” of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

3. As provided in the Redevelopment Plan, no PILOTs shall be utilized to pay or reimburse Redevelopment Project Costs. All PILOTs shall be deemed surplus and shall be distributed to the affected Taxing Districts in the manner described in the Redevelopment Plan.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City and certain taxing districts, and which are generated by economic activities within the area selected for Project Area 5 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

..end

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Approved as to form:

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Emalea Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving and designating Tax Increment Financing for Redevelopment Project Area 5 of the West Bottoms Tax Increment Financing Plan

### Discussion

The West Bottoms Tax Increment Financing Plan provides for the construction of public infrastructure improvements, including, without limitation, sanitary and storm sewers, utilities, sidewalks, and any other required or desirable infrastructure, that will encourage the construction of approximately 108,000 square feet of office space, 108,300 square feet of retail space, 589 multifamily units, which may include affordable units, and 40 hotel rooms

The proposed Redevelopment Area described by the Plan in which the Public Improvements and Project Improvements shall be constructed is located on an approximately 26-acre site that is generally bounded by Union Pacific Rail Road tracks and the Forester Viaduct to the north, 12th street viaduct to the south, Liberty street to the west and the Kansas City Terminal Railway's tracks to the east in Kansas City, Jackson County, Missouri and consists of seven (7) Redevelopment Project Areas

Project Area 5 is known as the Wheld Wheel.

### Fiscal Impact

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

2. What is the funding source?

TIF, Bonded

3. How does the legislation affect the current fiscal year?

N/A

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

Costs reimbursed by Plan



# City of Kansas City, Missouri

## Docket Memo

- 5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

N/A

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
- 
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## Prior Legislation



# City of Kansas City, Missouri

## Docket Memo

Accompanying ordinances activate Project Areas 1-7

### Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
No adverse potential health impacts identified.
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
Improving infrastructure to generate economic growth in a blighted area.
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
Yes
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
Yes



**File #: 240250**

ORDINANCE NO. 240250

Sponsor: Mayor Quinton Lucas

Approving and designating Redevelopment Project Area 6 of to the West Bottoms Tax Increment Financing Plan; and adopting tax increment financing therefore.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), the City Council of Kansas City, Missouri (the “City Council”), by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015, and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”); and

WHEREAS, the West Bottoms Tax Increment Financing Plan (the “Redevelopment Plan”) and Redevelopment Project Area described therein was proposed to the Commission; and

WHEREAS, after all proper notice was given, the Commission met in a public hearing regarding the Redevelopment Project at 10:15 AM on December 12, 2023, at which time, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 12-15-23 (the “Resolution”) recommending to the City Council the approval and designation of the Redevelopment Project Area; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That all terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Section 2. That the area selected for Redevelopment Project Area 6 is legally described as follows:

- Street Addresses:
- 1308 W 11th St., Kansas City, Mo 64101
- 1301 Union Ave., Kansas City, Mo 64101
- 1305 Union Ave., Kansas City, Mo 64101
- 1307 - 1309 Union Ave., Kansas City, Mo 64101

1311 Union Ave., Kansas City, Mo 64101  
1313-1319 Union Ave., Kansas City, Mo 64101

APN Numbers:  
29-320-34-11-00-0-00-000  
29-320-34-01-00-0-00-000  
29-320-34-02-00-0-00-000  
29-320-34-03-00-0-00-000  
29-320-34-04-00-0-00-000  
29-320-34-12-00-0-00-000

approximately 117,986 square feet for the five (5) tax parcels listed in subsection f;

**TRACT I:**

1308 W 11th St., Kansas City, Mo 64101  
APN Number 29-320-34-11-00-0-00-000  
Lots 17 through 28, Block 44, Turner and Co.'s Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

**TRACT II:**

1301 Union Ave., Kansas City, Mo 64101  
APN Number 29-320-34-01-00-0-00-000  
Lot 15 and 16, Block 44, Turner and Co.'s Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

**TRACT III:**

1305 Union Ave., Kansas City, Mo 64101  
APN Number 29-320-34-02-00-0-00-000  
Lot 14, Block 44, Turner and Co.'s Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

**TRACT IV:**

1307-1309 Union Ave., Kansas City, Mo 64101  
APN Number 29-320-34-03-00-0-00-000  
Lot 12 and 13, Block 44, Turner and Co.'s Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

**TRACT V:**

1311 Union Ave., Kansas City, Mo 64101  
APN Number 29-320-34-04-00-0-00-000  
Lot 11, Block 44, Turner and Co.'s Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

**TRACT VI:**

1313-1319 Union Ave., Kansas City, Mo 64101

APN Number 29-320-34-12-00-0-00-000

Lots 7, 8, 9, and 10, Block 44, Turner and Co's Addition, a subdivision in  
Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above-described area selected for Project Area 6. After the total equalized assessed valuation of the taxable real property in Project Area 6 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 6, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area 6 shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project Area 6 over and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 6 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.
3. As provided in the Redevelopment Plan, no PILOTs shall be utilized to pay or reimburse Redevelopment Project Costs. All PILOTs shall be deemed surplus and shall be distributed to the affected Taxing Districts in the manner described in the Redevelopment Plan.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City and certain taxing districts, and which are generated by economic activities within the area selected for Project Area 6 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment

Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

..end

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Approved as to form:

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Emalea Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving and designating Tax Increment Financing for Redevelopment Project Area 6 of the West Bottoms Tax Increment Financing Plan

### Discussion

The West Bottoms Tax Increment Financing Plan provides for the construction of public infrastructure improvements, including, without limitation, sanitary and storm sewers, utilities, sidewalks, and any other required or desirable infrastructure, that will encourage the construction of approximately 108,000 square feet of office space, 108,300 square feet of retail space, 589 multifamily units, which may include affordable units, and 40 hotel rooms

The proposed Redevelopment Area described by the Plan in which the Public Improvements and Project Improvements shall be constructed is located on an approximately 26-acre site that is generally bounded by Union Pacific Rail Road tracks and the Forester Viaduct to the north, 12th street viaduct to the south, Liberty street to the west and the Kansas City Terminal Railway's tracks to the east in Kansas City, Jackson County, Missouri and consists of seven (7) Redevelopment Project Areas

Project Area 6 is known as the Boxing Gym.

### Fiscal Impact

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

2. What is the funding source?

TIF, Bonded

3. How does the legislation affect the current fiscal year?

N/A

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

Costs reimbursed by Plan



# City of Kansas City, Missouri

## Docket Memo

- 5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

N/A

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
- 
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### Prior Legislation



# City of Kansas City, Missouri

## Docket Memo

Accompanying ordinances activate Project Areas 1-7

### Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
No adverse potential health impacts identified.
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
Improving infrastructure to generate economic growth in a blighted area.
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
Yes
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
Yes



**File #: 240251**

ORDINANCE NO. 240251

Sponsor: Mayor Quinton Lucas

Approving and designating Redevelopment Project Area 7 of to the West Bottoms Tax Increment Financing Plan; and adopting tax increment financing, therefore.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), the City Council of Kansas City, Missouri (the “City Council”), by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015, and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”); and

WHEREAS, the West Bottoms Tax Increment Financing Plan (the “Redevelopment Plan”) and Redevelopment Project Area described therein was proposed to the Commission; and

WHEREAS, after all proper notice was given, the Commission met in a public hearing regarding the Redevelopment Project at 10:15 AM on December 12, 2023, at which time, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 12-15-23 (the “Resolution”) recommending to the City Council the approval and designation of the Redevelopment Project Area; NOW, THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That all terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Section 2. That the area selected for Redevelopment Project Area 7 is legally described as follows:

Lot Nine (9) and the west (6) feet of Lot Ten (10), in Block Forty-Three (43), Turner and Cos Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above-described area selected for Project Area 7. After the total equalized

assessed valuation of the taxable real property in Project Area 7 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 7, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area 7 shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project Area 7 over and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 7 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.
3. As provided in the Redevelopment Plan, no PILOTs shall be utilized to pay or reimburse Redevelopment Project Costs. All PILOTs shall be deemed surplus and shall be distributed to the affected Taxing Districts in the manner described in the Redevelopment Plan.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City and certain taxing districts, and which are generated by economic activities within the area selected for Project Area 7 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

..end

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Approved as to form:

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Emalea Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving and designating Tax Increment Financing for Redevelopment Project Area 7 of the West Bottoms Tax Increment Financing Plan

### Discussion

The West Bottoms Tax Increment Financing Plan provides for the construction of public infrastructure improvements, including, without limitation, sanitary and storm sewers, utilities, sidewalks, and any other required or desirable infrastructure, that will encourage the construction of approximately 108,000 square feet of office space, 108,300 square feet of retail space, 589 multifamily units, which may include affordable units, and 40 hotel rooms

The proposed Redevelopment Area described by the Plan in which the Public Improvements and Project Improvements shall be constructed is located on an approximately 26-acre site that is generally bounded by Union Pacific Rail Road tracks and the Forester Viaduct to the north, 12th street viaduct to the south, Liberty street to the west and the Kansas City Terminal Railway's tracks to the east in Kansas City, Jackson County, Missouri and consists of seven (7) Redevelopment Project Areas

Project Area 7 is known as the Firehouse.

### Fiscal Impact

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

2. What is the funding source?

TIF, Bonded

3. How does the legislation affect the current fiscal year?

N/A

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

Costs reimbursed by Plan



# City of Kansas City, Missouri

## Docket Memo

- 5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

N/A

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
- 
- 

### Prior Legislation



# City of Kansas City, Missouri

## Docket Memo

Accompanying ordinances activate Project Areas 1-7

### Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
No adverse potential health impacts identified.
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
Improving infrastructure to generate economic growth in a blighted area.
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
Yes
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
Yes



**File #: 240252**

ORDINANCE NO. 240252

Sponsor: Director of the Finance Department

Amending Chapter 78, Code of Ordinances, entitled “Water,” by repealing Sections 78-6, 78-8 and 78-10 and enacting in lieu thereof new sections of like number and subject matter that adjust charges for water service; and establishing an effective date.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 78 of the Code of Ordinances of Kansas City, Missouri, entitled “Water”, is hereby amended by repealing Sections 78-6, 78-8, and 78-10 and enacting in lieu thereof new sections of like number and subject matter that adjust charges for water service to read as follows:

**Sec. 78-6. General meter rate.**

For all water purchased for use wholly and exclusively within the city by any accountholder the general meter rate charge shall be the sum of the service charge and the commodity charge, and as prescribed in Section 78-11. The service charge and the commodity charge shall be determined as follows:

- (1) Service charge. The service charge is a charge per meter or service connection, to cover, in part, the cost of various services, and shall be prorated per day during the billing period and shall apply whether or not any water is used; the service charge shall be based on meter size and billing frequency as follows, unless otherwise provided herein:

Meter Size (inches)	Billed Monthly
5/8	\$16.95
3/4	18.30
1	22.40
1½	27.00
2	42.70
3	146.50

4	184.50
6	274.00
8	396.00
10	522.00
12	614.00

(2) Commodity charge. The commodity charge shall be based on the total volume of water purchased by the accountholder as shown by all water meters connected to one or more water services serving a single property of the accountholder and shall be as follows per month for metered water:

a. Ordinary commodity charge.

First 600 cubic feet at \$5.68 per 100 cubic feet, or a portion thereof;

Next 4,400 cubic feet at \$6.31 per 100 cubic feet or a portion thereof;

Next 995,000 cubic feet at \$5.40 per 100 cubic feet or a portion thereof;

Over 1,000,000 cubic feet at \$3.74 per 100 cubic feet or a portion thereof.

b. Seasonal off-peak commodity charges. For industrial customers with peak demand in the winter season:

All usage at \$3.55 per 100 cubic feet or a portion thereof;

The director of water services is hereby authorized to promulgate regulations to be used for determining the applicability of this subsection.

(3) Manual meter reading charges.

a. The service charges set out in this chapter assume use of the city's automatic meter reading system. In cases where the automatic meter reading system could not be installed due to action or inaction on the accountholder's part, including lack of access to meter, improper meter setting, accountholder refusal, or other reasons, a charge of \$22.44 for manual meter reading will be applied each time that a meter is attempted to be read manually.

b. When manual meter reading registers no water use for a period of 12 consecutive months, the water services department may cease monthly meter reading and begin reading the meter every six months. At that time, it will no longer charge the separate manual meter reading fee; however, a service charge of \$134.63 for the six-month read period shall apply.

- (4) Definitions (as used in this section).
- a. Residential account shall refer to all one- and two-family dwelling water service accounts.
  - b. Commercial and industrial accounts shall refer to all water service accounts other than one- and two-family dwellings.
  - c. Month and monthly shall refer to a time period of approximately 30 days.
  - d. Accountholder shall refer to any owner or occupant of real property, or any customer or consumer of water services.

**Sec. 78-8. Fire protection rates.**

(a) The rate for an unmetered water service connection to hydrants, hose connection or sprinkling systems purchased and used solely and exclusively for fire protection purposes, including all water used for fire protection shall be as set out in the chart below.

Size of Connection	Rate Per Annum
4-inch and less	\$137.00
6-inch	403.00
8-inch	859.00
10-inch	1,546.00
12-inch	2,497.00
16-inch	5,320.00

(b) The size, location and arrangement of any fire protection services are subject to the approval of the director of the water services department.

(c) All meters, valves and hydrants controlling or in connection with such fire protection services shall be sealed by the water services department. A fee of \$205.00 shall be charged for each meter, valve or hydrant requiring resealing in the absence of evidence that the meter, valve or hydrant seal was broken in operation against a fire or in operations pursuant to system testing by a fire underwriting agency and properly certified by such testing agency.

(d) Direct connections between the fire protection and drain piping on all premises are not permitted, and drawings which show the location of all fire protection piping may be required by the water services department. The repeated, unauthorized breakage of seals on any premises may be taken as evidence that water is being used without authorization; and in such case the water services department may require the installation of a meter designed for fire

protection and in addition to other charges set out above also assess charges therefore in accordance with section 78-6.

(e) Fire protection services shall be billed to the owner of record of the real property.

**Sec. 78-10. Suburban meter rate.**

(a) For any and all water purchased wholly or partially for use outside the city by any accountholder, a total charge consisting of a service charge, a commodity charge, a re-pumping charge where applicable, shall be computed for each billing period and shall be as follows:

(1) *Service charge.* A service charge, prorated per day during the billing period based on meter size, with such charge to be applied whether or not any water is used, shall be charged as follows;

Meter Size (inches)	Billed Monthly
5/8	\$17.30
3/4	18.65
1	22.85
1½	28.00
2	43.60
3	149.50
4	188.00
6	279.50
8	404.00
10	532.00
12	626.00

The service charges as established in this subsection may be superseded by any contract between the city and any other public water supply which provides for an interchange agreement.

(b) *Commodity charge.* A commodity charge per month, based on the total volume of water purchased by the accountholder as shown by all water meters connected to one or more water systems serving the accountholder's premises, shall be charged as follows:

(1) Retail customers. For accountholders purchasing water for use wholly by the accountholder:

First 5,000 cubic feet at \$6.05 per 100 cubic feet or a portion thereof;

Over 5,000 cubic feet at \$4.85 per 100 cubic feet or a portion thereof.

- (2) Wholesale customers. For accountholders purchasing water for resale:

Unrestricted: \$2.68 per hundred cubic feet or a portion thereof;

Restricted: \$2.57 per hundred cubic feet or a portion thereof;

Wholesale customers shall be classified as restricted or unrestricted based on water supply contract terms between the city and other contracting entity.

(c) *Repumping charge.* A repumping charge based on the quantity of purchased water repumped shall be charged to wholesale suburban customers only as follows:

- (1) From the pumping station at 75th and Holmes Street; from the pumping station at Highway AA near the Village of Waukomis in Platte County, Missouri; from the Blue Ridge Pumping Station at 67th Street and Blue Ridge Boulevard; from the pumping station at Englewood Road and North Oak Trafficway; from Arrowhead Pumping Station at NE 75th and Arrowhead Trafficway, and from the South Terminal Pump Station at Ward Road and Persells, per 100 cubic feet, \$0.23 or a portion thereof.
- (2) From the pumping station at 131st Street and Prospect Avenue; from the High Grove Road Pumping Station, and from the Platte County Booster Pump Station at Camden Point Highway E and Interurban Road, per 100 cubic feet, \$0.31 or a portion thereof.

(d) *Definition.* The term "month" or "monthly," as used in this section shall refer to a time period of approximately 30 days.

(e) *Applicability.* Rates set forth in this section may not be applicable where such rates are established by existing or future contracts.

Section 2. This ordinance shall become effective on May 1, 2024.

..end

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Approved as to form:

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Nicole Rowlette  
Assistant City Attorney





# City of Kansas City, Missouri

## Docket Memo 240252

Ordinance/Resolution #: [Click or tap here to enter TMP-#.](#)

Submitted Department/Preparer: Water

Revised 11/01/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Amending Chapter 78, Code of Ordinances, entitled "Water" by repealing Sections 78-6, 78-8, 78-10, and enacting in lieu thereof new sections of like number and subject matter, that adjust charges for water service; and establishing an effective date.

### Discussion

The City of Kansas City Water System determines its revenue requirements as part of its budgetary process for the upcoming fiscal year. This review includes a cost of service analysis that adheres to water industry standards which are used to appropriately allocate costs and set rates associated with the various customer classes that use the system. The recommended revenue increase is necessary in part to meet operation and maintenance costs and address capital improvement needs. Further, passage of this ordinance continues the funding of the renewal and replacement fund and maintaining cash reserves to ensure adequate capital reinvestment in the system, which in the long term will support overall costs for maintaining water assets. The ordinance will provide the utility an overall 5% water revenue increase. The fees and charges reflect the projected costs to operate the Water Utility and provide services to its customers. The rate structure is proposed to be effective on billings for usage on or after May 1, 2024. For billings prior to May 1, 2024, the current rates continue to apply.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Rates and user fees collected from users of the KCMO Water System.
3. How does the legislation affect the current fiscal year?  
It does not. It affects the upcoming fiscal year FY2025, effective May 1, 2024.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

It increases water rates in FY2025 in order to meet increased costs placed on the system by demand from the different customer classes.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Yes it generates revenue through the rates specified in the ordinance. The rates along with demand put on the system by customers will determine the revenue collected by the water utility and enable the utility to cover the costs of operating in FY2025 and make capital investments to repair and improve the system.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No
- 3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

Click or tap here to enter text.

**Citywide Business Plan (CWBP) Impact**

- 1. View the [FY23 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?  
Infrastructure and Accessibility (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
  - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
  - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
  - Build on existing strengths while developing a comprehensive transportation plan for the future.
  - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
  - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
  - Focus on delivery of safe connections to schools.

**Prior Legislation**

## Service Level Impacts

This ordinance will enable KC Water to continue to provide reliable clean drinking water service to ratepayers. It will also enable the utility to fulfill critical staff positions, reliably operate the Water Treatment Plant, and adhere to regulatory compliance and employee safety standards. It also allows the water utility to continue work on the water main replacement program.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
The revenue collected from rates set in this ordinance will enable KCMO to continue to cover the operating and capital cost associated with providing clean drinking water to the City's residents and businesses.
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
This rate increase will contribute to sustainability by ensuring adequate capital reinvestment in the system and maintaining service levels, which in the long term will keep overall costs manageable for maintenance and operation of the drinking water system.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

This is a budgetary rate ordinance.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

This is a budgetary rate ordinance.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



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**File #: 240253**

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ORDINANCE NO. 240253

Sponsor: Director of the Finance Department

Amending Chapter 60, Code of Ordinances, entitled “Sewers and Sewage Disposal,” by repealing Sections 60-2 and 60-3 and enacting in lieu thereof new sections of like number and subject matter that adjust charges for sewer service; and establishing an effective date.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 60 of the Code of Ordinances of Kansas City, Missouri, entitled Sewers and Sewage Disposal, is hereby amended by repealing Sections 60-2, and 60-3 and enacting in lieu thereof new sections of like number and subject matter to read as follows:

**Sec. 60-2. Sewer charges for resident users.**

There are hereby established charges against every person and for every property, partnership, corporation, association, and other entity within the city limits having an actual or available connection with the city's sanitary sewer system, or discharging sewage, industrial waste, water or other liquid into the system. Charges shall be prorated per day during the billing period. Such charges are to be the sum of service charges, volume and high concentration charges to be computed and levied as follows and as prescribed in Section 60-9:

- (1) *Service charges.*
  - a. Sanitary sewer. A service charge of \$28.50 per month to cover in part the cost of providing various services, and shall be prorated per day during the billing period and shall apply whether or not any sewage or wastes are actually discharged to the city sewer during the billing period; such charges are to be made each month.
  - b. Wastewater discharge permits. Commercial and industrial users shall pay for the cost of the wastewater discharge permitting program as described and authorized in article IV of this chapter. Charges as authorized in article IV of this chapter shall be billed and collected with the commercial or industrial users' normal water and/or sewer billing charges.

- (2) *Volume charges.* A volume charge of \$11.50 per 100 cubic feet (ccf), or a portion thereof, based upon the total volume of water purchased by the customer during the billing period subject to the following adjustments:
- a. Water supplied from separate source. Where water is supplied by a separate and independent source, the sewage volume charge shall be based upon the volume of water used, where such information is available, and computed at the volume charge established herein. Where usage information is not available, the water services department shall determine an appropriate volume of water used and compute it at the volume charge established herein.
  - b. Residential accounts. Except as noted in (2)(a), residential service account (one- and two-family residences) volume charges for the bills generated during the months of May through December shall be based upon water used during the winter period, such winter period being the bills generated during January through April, (these are the billing periods that most closely correspond to the December through March usage); such charges shall be payable with each bill rendered throughout the year. Where residential water services accounts do not have an acceptable history of winter water use, the volume charge for bills generated during the months of May through December shall be the volume charge established herein, or \$69.00 per month, whichever is the lesser.
  - c. Commercial and industrial water accounts with diverted water uses. Commercial and industrial water accounts are all water service accounts other than residential accounts (one- and two-family dwellings) as defined in 60-2 (2)(b). Diverted water uses (Sewer Allowance Credit (SAC) and Sewer Metering Accounts) are those where a significant portion of the water purchased is used in a manner that is not returned to the sanitary sewer system. Examples include: Evaporation, Irrigation and Water to Product.

Categories within the diverted water uses include: Car Washes, Laundries, Evaporation (Coolers / Chillers / Cooling Towers), Irrigation, Water-to-Product (where a significant portion of the water purchased is used in manufactured products such as ice, canned goods or beverages) and Other (where a significant portion of the water purchased is consumed in some manner during the industrial process) or Sewer Metering.

An application and the appropriate fee must be submitted prior to any sewer use volume adjustment. The application fee is to pay for site review, plan review, and installation inspection.

The application fee for each category is as follows:

Car Washes and Laundries = \$250

Evaporation and Irrigation and Ownership Change = \$600

Water to Product and Other and Sewer Metering = \$1,250

The director of the water services department or the director's representative shall make the determinations of fact as to the amount of water which is diverted and shall have the authority to adjust the sewer use volume billed on the basis of the facts ascertained. The SAC or Sewer Metering Account will be effective upon the date of the director's signature for approval.

Discharges to the storm sewer system are not allowed except per Chapter 61 and are not allowed to participate in the diverted water sewer use volume adjustment program.

- (3) *Commercial and industrial water accounts with high concentration discharges.* Commercial and industrial water accounts shall include all water service accounts other than one- and two-family dwellings. High concentration discharges are those in which the BOD (biochemical oxygen demand), SS (suspended solids), and/or O&G (oil and grease) concentrations are in excess of the maximum concentration of these components in normal sewage as defined in article IV of this chapter. In addition to other sewer service and volume charges, a surcharge, as established by the formulae defined and set forth in article IV of this chapter, shall be levied on high concentration discharges received from any customer under this section.

For surcharge rate formulae calculation purposes, the following rates are hereby established:

RB (surcharge per pound of excess BOD) = \$0.525

RS (surcharge per pound of excess SS) = \$0.239

RG (surcharge per pound of excess O&G) = \$0.264

The director of water services is hereby authorized to promulgate regulations to develop various groups and classes to facilitate the equitable distribution of surcharge fees among like groups of customers.

- (4) *Definition.* Month or monthly, as used in this section, shall refer to a time period of approximately 30 days.

### **Sec. 60-3. Sewer charges for nonresident users.**

(a) *Charges.* There are hereby established charges against every person, partnership, corporation, association, and other entity outside the city limits having a connection with the

city's sanitary sewer system or discharging sewage, industrial waste, water or other liquids into the city's sewer system. All charges billed shall be prorated per day during the billing period. Such charges are to be the sum of service charges and volume charges to be computed and charged as follows:

- (1) Metered connections with municipalities and political subdivisions. Bulk flows through a metered interconnection with a municipality or other political subdivision shall be charged and pay a rate of \$4.26 per 100 cubic feet (ccf), or portion thereof, with no service charges.
- (2) Unmetered connections with municipalities and other political subdivisions. Bulk flows through an unmetered interconnection with a municipality or other political subdivision shall be charged and pay a rate of \$6.29 per 100 cubic feet (ccf), or portion thereof, of actual water consumption for all residential, commercial and industrial customers, and shall also pay a service charge of \$18.18 per month for each such customer.
- (3) Unmetered connections with municipalities and other political subdivisions; no water consumption records. Where actual water consumption records are not available, bulk flows from a municipality or political subdivision through an unmetered interconnection shall pay a sewer charge of \$62.85 per month per dwelling unit or equivalent dwelling unit.
- (4) Individual non-resident customers billed directly by the city. Individual non-resident customers billed directly by the city shall pay a service charge of \$40.14 per month, plus a volume charge of \$15.58 per 100 cubic feet (ccf), or portion thereof.
- (5) Accounts with high concentration discharges. High concentration discharges are those in which the BOD (biochemical oxygen demand), SS (suspended solids), and/or O&G (oil and grease) concentrations are in excess of the maximum concentration of these components in normal sewage as defined in article IV of this chapter. In addition to other sewer service and volume charges, a surcharge, as established by the formulae defined and set forth in article IV of this chapter, shall be levied on high concentration discharges received from any non-resident user.

For surcharge rate formulae calculation purposes, the following rates are hereby established:

RB (surcharge per pound of excess BOD) = \$0.586

RS (surcharge per pound of excess SS) = \$0.259

RG (surcharge per pound of excess O&G) = \$0.282

The director is hereby authorized to develop various groups and classes to facilitate the equitable distribution of surcharge fees among like groups of customers.

- (6) Commercial and industrial water accounts with diverted water uses. Diverted water uses (Sewer Allowance Credit (SAC) and Sewer Metering Accounts) are those where a significant portion of the water purchased is used in a manner that is not returned to the sanitary sewer system. Examples include: Evaporation, Irrigation and Water to Product.

Categories within the diverted water uses include: Car Washes, Laundries, Evaporation (Coolers / Chillers / Cooling Towers), Irrigation, Water-to-Product (where a significant portion of the water purchased is used in manufactured products such as ice, canned goods or beverages) and Other (where a significant portion of the water purchased is consumed in some manner during the industrial process) or Sewer Metering.

An application and the appropriate fee must be submitted prior to any sewer use volume adjustment. The application fee is to pay for site review, plan review, and installation inspection.

The application fee for each category is as follows:

Car Washes and Laundries = \$250

Evaporation and Irrigation = \$600

Water to Product and Other and Sewer Metering = \$1,250

The director of the water services department or the director's representative shall make the determinations of fact as to the amount of water which is diverted and shall have authority to adjust the sewer use volume billed on the basis of the facts ascertained. The SAC or Sewer Metering Account will be effective upon the date of the director's signature for approval.

Discharges to the storm sewer system are not allowed except per Chapter 61 and are not allowed to participate in the diverted water sewer use volume adjustment program.

(b) *Definition.* "Month" or "monthly," as used in this section shall refer to a time period of approximately 30 days.

(c) *Applicability.* This section may not be applicable where arrangements for sewer service and sewer service charges are established by an existing or future contract or cooperative agreement.

Section 2. This ordinance shall become effective on May 1, 2024.

..end

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Approved as to form:

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Nicole Rowlette  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240253

Submitted Department/Preparer: Water

Revised 11/01/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Amending Chapter 60, Code of Ordinances, entitled Sewers and Sewage Disposal, by repealing Sections 60-2 and 60-3 and enacting in lieu thereof new sections of like number and subject matter that adjust charges for sewer service; and establishing an effective date.

### Discussion

The City of Kansas City Sanitary Sewer System determines its revenue requirements as part of its budgetary process for the upcoming fiscal year. This review includes a cost of service analysis that adheres to sanitary sewer industry standards which is used to appropriately allocate and set rates associated with the various customer classes that use the system. The recommended revenue increase is necessary in part to meet increased costs due to inflow and infiltration, addressing capital improvement needs and the overflow control plan. Further, passage of this ordinance continues the funding of the renewal and replacement fund and maintaining cash reserves to ensure adequate capital reinvestment in the system, which in the long term will support the overall cost for maintaining sewer assets. The ordinance will provide the utility an overall 6% sewer revenue increase. The fees and charges reflect the projected costs to operate the Wastewater Utility and provide service to its customers. The rate structure is proposed to be effective on billings for usage on or after May 1, 2024. For billings prior to May 1, 2024, the current rates continue to apply.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Rates and users fees collected from users of the KCMO Sanitary Sewer System.
3. How does the legislation affect the current fiscal year?  
It does not. It affects the upcoming fiscal year FY2025, effective May 1, 2024.

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

It increases sanitary sewer rates in FY2024 in order to meet increased costs placed on the system by demand from the different customer classes.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Yes it generates revenue through the rates specified in the ordinance. The rates along with demand put on the system by customers will determine the revenue collected by the sanitary sewer utility and enable the utility to cover the costs of its operation in FY2025 and make capital investments to repair and improve the system.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
  - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
  - Build on existing strengths while developing a comprehensive transportation plan for the future.
  - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
  - Ensure adequate resources are provided for continued maintenance of existing infrastructure.

- Focus on delivery of safe connections to schools.

## Prior Legislation

FY2024 Sewer Rate Ordinance #230174.

## Service Level Impacts

This ordinance will enable KC Water to provide reliable sanitary sewer service to ratepayers. It will also enable the utility to fulfill critical staff positions, reliably operate the six wastewater treatment plants, and adhere to regulatory compliance and employee safety. It also allows the utility to continue to work on sewer main rehabilitation and replacement.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
The revenue collected from the rates set in this ordinance will enable KCMO to continue to cover the operating and capital cost associated with collecting and treating raw sewage in a sanitary manner.
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
This rate increase will contribute to sustainability by ensuring adequate capital investment in the system and maintaining service levels, which in the long term will keep overall costs manageable for maintenance and operation of the sewer system.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
This is a budgetary rate ordinance.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

This is a budgetary rate ordinance.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)



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**File #: 240256**

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ORDINANCE NO. 240256

Sponsor: Mayor Quinton Lucas and Councilperson Crispin Rea

Approving the recommendations of the Tax Increment Financing Commission as to the West Bottoms Tax Increment Financing Plan; approving the City's contribution of additional EATs generated in the Plan Area; directing the Director of Finance to develop a finance plan; and authorizing the City Manager to enter into a Redevelopment Agreement with the Kansas City TIF Commission.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), the City Council of Kansas City, Missouri (the "City Council"), by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015, and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the West Bottoms Tax Increment Financing Plan (the "Redevelopment Plan") was proposed to the Commission; and

WHEREAS, the Redevelopment Plan provides for the construction: provides for the construction of public infrastructure improvements, including, without limitation, sanitary and storm sewers, utilities, sidewalks, and any other required or desirable infrastructure (collectively, the "Public Improvements") that will encourage the construction of approximately 108,000 square feet of office space, 108,300 square feet of retail space, 589 multifamily units, which may include affordable units (the "Affordable Units"), and 40 hotel rooms; and

WHEREAS, the proposed Redevelopment Area described by the Plan in which the Public Improvements and Project Improvements shall be constructed is located on an approximately 26-acre site that is generally bounded by Union Pacific Rail Road tracks and the Forester Viaduct to the north, 12th street viaduct to the south, Liberty street to the west and the Kansas City Terminal Railway's tracks to the east in Kansas City, Jackson County, Missouri and consists of seven (7) Redevelopment Project Areas; and

WHEREAS, after all proper notice was given, the Commission met in a public hearing regarding the Redevelopment Plan at 10:15 AM on December 12, 2023, at which time, after

receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 12-14-23 (the “Resolution”) recommending to the City Council the approval of the Redevelopment Plan; NOW, THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That the City Council hereby approves the recommendations of the Commission concerning the Redevelopment Plan as set forth in the Resolution.

Section 2. That all terms used in this ordinance, not otherwise defined herein, shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”).

Section 3. That the following described area is hereby designated the Redevelopment Area:

Beginning at the east corner of the retaining wall located on the southern part of Parcel No. 29-310-26-07-00-0-00-000 (this and all subsequent parcel numbers referenced herein are based on the parcel identification numbers used by the Jackson County, Missouri Assessment Department); thence Northeast along the north right of way line of Union Avenue to the southern right of way line of Forrester Road; thence northwest across Forrester Road to the north right of way line of Forrester Road; thence northeast along the northern right of way line of Forrester Road to a point on the southern property line of Parcel No. 29-310-40-02-02-0-00-000 as Forrest Road curves to the east; thence northwest to a point on the northern property line of Parcel No. 29-310-40-02-02-0-00-000; thence southwest along the property line of Parcel No. 29-310-40-02-02-0-00-000 to the northern right of way of Forrester Road; thence southwesterly to the southerly right of way line of Forrester Road; thence southwesterly to the northwest corner of Parcel No. 29-320-26-02-01-1-00-000; thence west to the easterly line of Parcel No. 29-320-25-01-00-0-00-000 and a point on the Union Pacific railroad tracks; thence southwesterly, along the Union Pacific railroad tracks, to a point on the west line of Parcel No. 29-320-25-04-00-0-00-000; thence south to the northerly right-of-way line of St. Louis Ave.; thence west along the north line of the right-of-way of St. Louis Ave. to the intersection with the Union Pacific railroad tracks; thence southwest along the east line of the Union Pacific railroad tracks to the southwest corner of Parcel No. 29-320-28-03-00-0-00-000 and the easterly right of way line of Mulberry Street; thence north, along the easterly right of way line of Mulberry Street to the southwest corner of Parcel No. 29-320-25-03-00-0-00-000 and the northeast corner of the intersection of Mulberry Street and St Louis Ave.; thence west to the southeast corner of Parcel No. 29-320-24-07-00-0-00-000; thence south to the northwest corner of the intersection of Mulberry Street and St Louis Ave.; thence west approximately 60 feet along the northerly right-of-way of St. Louis Ave; thence southeast to the northwest corner of Parcel No. 29-320-29-03-00-0-00-000; thence east along the north property line of Parcel No. 29-320-29-03-00-0-00-000 to the northeast corner of Parcel No.

29-320-29-03-00-0-00-000; thence South along the westerly right of way line of Mulberry Street to the northeast corner of Parcel No. 29-320-29-01-00-0-0-000; thence southwest along the southerly right of way line of the Union Pacific railroad tracks to the northwest corner of Parcel No. 29-320-29-02-00-0-00-000; thence south along the westerly line of Parcel No. 29-320-29-02-00-0-00-000 to the northerly right of way line of Union Ave.; thence west along the northerly right of way line of Union Ave. to the east line of the Union Pacific railroad tracks; thence northwest to the easterly line of the right-of-way of Hickory Street, along the west line of Parcel No. 29-320-29-03-00-0-00-000; thence west to the westerly line of the right-of-way of Hickory Street; thence south along the westerly line of the right-of-way of Hickory Street to the northwest corner of the intersection of Hickory Street and the Union Ave.; thence west approximately 95 feet along the northerly right of way line of Union Ave. to a point on the southerly line of Parcel No. 29-320-31-02-00-0-00-000; thence south to the northerly line of the Union Pacific railroad tracks and the southerly right of way line of Union Ave.; thence east along the southerly right of way line of Union Ave. to a point south of the southwest corner of Parcel No. 29-320-31-03-00-0-00-000; thence southeast to the northeast corner of Parcel No. 29-320-33-01-00-0-00-000 and along the westerly line of the right-of-way of Hickory Street; thence east to the northwest corner of Parcel No. 29-320-34-09-00-0-00-000 and the easterly right of way line of Hickory Street; thence northeast to a point on the southerly right-of-way line of Union Ave.; thence east along the southerly right-of-way line of Union Ave. to the northwest corner of Parcel No. 29-320-34-12-00-0-00-000; thence south along the westerly line of Parcel No. 29-320-34-12-00-0-00-000 to the southwest corner of said parcel no.; thence east to the southwest corner of Parcel No. 29-320-34-09-00-0-00-000; thence south along the easterly right-of-way line of Hickory Street to the northeast corner of the intersection of Hickory Street and 11th Street; thence west along the northerly right of way line of 11th Street to the southwest corner of Parcel No. 29-320-33-03-00-0-00-000; thence southerly and southwesterly along the westerly right-of-way line of Liberty Street to the northwest corner of the intersection of Liberty Street and West 12th Street; thence southwest along the northerly right-of-way line of 12<sup>th</sup> Street and the southeasterly line of Parcel No. 29-320-42-02-00-0-00-000 to a point on the northerly right of way line of West 12th Street; thence west along the northerly right-of-way line of West 12th Street to a point on the northerly right of way line across from the easterly driveway of Parcel No. 29-330-08-02-00-0-00-000; thence southeast to the southerly right-of-way line of West 12th Street; thence northeast along the southerly right-of-way line of West 12th Street to the center point of Parcel No. 29-330-03-01-00-0-00-000; thence north to the northerly right-of-way line of West 12th Street; thence northwest to the southwest corner of Parcel No. 29-320-38-14-00-0-00-000; thence north along the easterly right-of-way line of Liberty Street to the northwest corner of Parcel No. 29-320-38-05-00-0-00-000 and the southerly right of way line of W 11th Street; thence east along the southerly right-of-way line of W 11th Street to the northwest corner of Parcel No. 29-320-36-01-00-0-00-000; thence south along the west line of Parcel No. 29-320-36-01-00-0-00-000 to the southwest corner of Parcel No. 29-320-36-01-

00-0-00-000; thence east to the southeast corner of Parcel No. 29-320-36-01-00-0-00-000; thence south along the westerly right-of-way line of Santa Fe Street to the southeast corner of Parcel No. 29-320-36-08-00-0-00-000; thence east to the easterly right-of-way line of Santa Fe Street; thence north along the easterly right-of-way line of Santa Fe Street to a point that is east of the southeasterly corner of Parcel No. 29-320-35-06-00-0-00-000; thence east to the easterly right of way line of the KCT railroad tracks; thence northeast along the northerly line of the KCT railroad tracks to a point across from Parcel No. 29-310-26-07-00-0-00-000; thence northwest to the northerly right-of-way line of Union Ave.; less and except, Lots 1, 2, 3, 4, 5, 6, 7, and 8 Block 43 Turner & Co's Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Section 4. That the City Council hereby finds that:

- (a) The Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan;
- (b) The Redevelopment Plan sets forth in writing a general description of the program to be undertaken to accomplish the objectives of the Redevelopment Plan and includes the estimated redevelopment project costs, the anticipated sources of funds to pay the costs, evidence of the commitments to finance the project costs, the anticipated type and term of the sources of funds to pay costs, the anticipated type and terms of the obligations to be issued, the most recent equalized assessed valuation of the property within the Redevelopment Area which is to be subjected to payments in lieu of taxes and economic activity taxes, an estimate as to the equalized assessed valuation after implementation of the improvements contemplated by the Redevelopment Plan, and the general land uses to apply in the Redevelopment Area;
- (c) The Redevelopment Plan conforms to the City's KC Spirit Playbook and the applicable Area Plan;
- (d) The area selected for the Redevelopment Project Areas include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Project Improvements;
- (e) The estimated dates of completion of the respective Redevelopment Project and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Redevelopment Plan, and are not more than twenty-three (23) years from the passage of any ordinance approving a Redevelopment Project authorized by the Redevelopment Plan and located within the Redevelopment Area;

- (f) A plan has been developed for relocation assistance for businesses and residences;
- (g) A cost-benefit analysis showing the impact of the implementation of the Redevelopment Plan on each taxing district at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act;
- (h) The Redevelopment Plan does not include the initial development or redevelopment of any gambling establishment; and
- (i) A study has been completed and the findings of such study satisfy the requirements provided under Section 99.810.1 of the Act.

Section 5. That the Commission is authorized to issue obligations in one or more series of bonds secured by the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to finance Redevelopment Project Costs and, subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of, land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Commission determines, to enter into such contracts and undertake all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan, as amended, pursuant to the power delegated to it in the Enabling Ordinances. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 through 99.865, RSMo, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 6. That pursuant to the provisions of the Redevelopment Plan, the City Council approves the pledge of all payments in lieu of taxes and economic activity taxes generated within Redevelopment Projects that are deposited into the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to the payment of Redevelopment Project Costs, and authorizes the Commission to pledge such funds on its behalf.

Section 7. That the City Council hereby agrees to provide additional funding for payment of certain certified redevelopment project costs identified by the TIF Plan, by committing, subject to annual appropriation and subject to actual collection, in addition to revenues available under the TIF Act, a defined portion of certain tax revenues realized by the city and generated in the Redevelopment Area that are not otherwise captured by the TIF Act as more particularly described in the Redevelopment Plan (the "Additional City EATs"), in an amount not to exceed \$ 36,389,348, payable over a period not to exceed thirty (30) years.

Section 8. That the Director of Finance is directed to develop a finance plan for the City's public infrastructure obligations under the Redevelopment Plan.

Section 9. That the City Manager is authorized to negotiate and execute a Redevelopment Agreement with the Commission to effectuate the Redevelopment Plan and this Ordinance.

Section 10. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Commission of Jackson County, Missouri.

..end

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Approved as to form:

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Emalea Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240256

Submitted Department/Preparer: Finance

Revised 11/01/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving the West Bottoms Tax Increment Financing Plan; approving the City's contribution of Additional EATs; directing the Director of Finance to develop a finance plan; and authorizing the City Manager to enter into a Redevelopment Agreement with the Kansas City TIF Commission.

### Discussion

The West Bottoms Tax Increment Financing Plan provides for the construction of public infrastructure improvements, including, without limitation, sanitary and storm sewers, utilities, sidewalks, and any other required or desirable infrastructure, that will encourage the construction of approximately 108,000 square feet of office space, 108,300 square feet of retail space, 589 multifamily units, which may include affordable units, and 40 hotel rooms

The proposed Redevelopment Area described by the Plan in which the Public Improvements and Project Improvements shall be constructed is located on an approximately 26-acre site that is generally bounded by Union Pacific Rail Road tracks and the Forester Viaduct to the north, 12th street viaduct to the south, Liberty street to the west and the Kansas City Terminal Railway's tracks to the east in Kansas City, Jackson County, Missouri and consists of seven (7) Redevelopment Project Areas

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
TIF, Additional City EATs (Super TIF), City Special Obligation Bonds, CID, EPA Grant, PIEA tax abatement and other City contributions (Weld Wheel building demolition and Water Department funds for public improvements)
3. How does the legislation affect the current fiscal year?  
N/A

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Redirection of City taxes through Tax Increment Financing (TIF) and Super TIF, City Special Obligation Bonds secured by City's annual appropriation pledge.
  
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Private investment by developer, Redirection of County and Zoo taxes through Tax Increment Financing.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
  
2. This fund has a structural imbalance.  Yes  No
  
3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

Click or tap here to enter text.

**Citywide Business Plan (CWBP) Impact**

1. View the [FY23 Citywide Business Plan](#)
  
2. Which CWBP goal is most impacted by this legislation?  
Infrastructure and Accessibility (Press tab after selecting.)
  
3. Which objectives are impacted by this legislation (select all that apply):
  - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
  - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
  - Build on existing strengths while developing a comprehensive transportation plan for the future.
  - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.

- Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- Focus on delivery of safe connections to schools.

## Prior Legislation

Accompanying ordinances activate Project Areas 1-7

Ordinance 221064 authorizing a Predevelopment Agreement with Propco Master, LLC.

Ordinance 230319 authorizing a Funding Agreement with Planned Industrial Expansion Authority (PIEA) of Kansas City, Missouri for the demolition of the Weld Wheel building.

## Service Level Impacts

Plan will make improvements to public infrastructure within the West Bottoms.

## Other Impacts

1. What will be the potential health impacts to any affected groups?

No adverse potential health impacts identified.

2. How have those groups been engaged and involved in the development of this ordinance?

Public Meetings

3. How does this legislation contribute to a sustainable Kansas City?

Improving infrastructure to generate economic growth in a blighted area. Public Improvements to encourage the construction of approximately 108,000 square feet of office space, 108,300 square feet of retail space, 589 multifamily units, which may include affordable units ( the "Affordable Units"), and 40 hotel rooms

4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 589 multifamily units, which may include affordable units  
Number of Affordable Units

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



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**File #: 240257**

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ORDINANCE NO. 240257

Sponsor: Director of General Services Department

Authorizing the Manager of Procurement Services to execute a one-year indefinite delivery/indefinite quantity construction contract (No. EV3019) that will exceed \$1,000,000.00 with Control Service Company for the replacement, retrofit, preventative maintenance, and repair of building automation systems HVAC; and authorizing the Manager of Procurement Services to exercise the City's five one-year renewal options, amend and extend the contracts.

WHEREAS, pursuant to Code of Ordinances Section 3-41(a)(2), the Manager of Procurement Services is authorized to enter into indefinite delivery/indefinite quantity construction contracts in which the term does not exceed six one-year terms and consideration does not exceed \$1,000,000.00; and

WHEREAS, under the proposed contract, Control Service Company will modernize City Hall with a control upgrade of the current building automation system. The upgrade will improve operational efficiency of the HVAC systems which will improve occupant comfort and energy savings.

WHEREAS, Control Service Company will design, install, and maintain the integrity of the building automation system across city facilities with Automated Logic controls. (the "Project"); and

WHEREAS, pursuant to Code of Ordinances Section 3-41, the City Council must authorize contracts in excess of \$1,000,000.00; NOW, THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That the Manager of Procurement Services is hereby authorized to execute a one-year indefinite delivery/indefinite quantity construction contract (No. EV3019) that will exceed \$1,000,000.00 with Control Service Company to provide for the replacement, retrofit, preventative maintenance, and repair of building automation systems HVAC.

Section 2. That the Manager of Procurement Services is authorized to execute contract amendments and exercise the City's five one-year renewal options without additional Council authorization.

..end

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The City has no financial obligation under both this Ordinance and Contract until the Manager of Procurement Services issues a purchase order which shall be signed by the City's Director of Finance certifying there is a balance, otherwise unencumbered, to the credit of the appropriation to which the expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment will be made, each sufficient to meet the obligated incurred in the purchase order.

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Tammy L. Queen  
Director of Finance

Approved as to form:

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James M. Brady  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240257

Submitted Department/Preparer: General Services

Revised 11/01/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Authorizing the Manager of Procurement Services to exceed the \$1,000,000 contract authorization threshold in Code of Ordinances Section 3-41(a)(2) in order to execute contract No. EV3019 with Control Service Company for the purpose of or the replacement, retrofit, preventative maintenance, and repair of building automation systems HVAC

### Discussion

Project Justification.

By executing this contract with Control Service Company, the city will see improved service and response for the HVAC building automation system across city facilities for which the supplier controls upgrades. Specifically, City Hall will undergo a control upgrade of the current building automation system. The upgrade will improve operational efficiency of the HVAC systems which will improve occupant comfort and energy savings. Control Service will design, install and maintain the integrity of the building automation system across city facilities with Automated Logic controls.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Special Obligation Series 2023B Bond Fund  
3448-077700-611060-07P23059
3. How does the legislation affect the current fiscal year?  
Work on this project will begin in FY24. Invoices will be submitted by the contracted firm on a monthly basis

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Funds will be encumbered in the current fiscal year and each subsequent fiscal years
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes     No
2. This fund has a structural imbalance.  Yes     No
3. Account string has been verified/confirmed.  Yes     No

**Additional Discussion (if needed)**

This ordinance authorizes the Manager of Procurement services to exceed the City’s contract authorization threshold for the purposes of executing a contract to upgrade the building automation and HVAC system in City Hall.

**Citywide Business Plan (CWBP) Impact**

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
  - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
  - Build on existing strengths while developing a comprehensive transportation plan for the future.
  - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
  - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
  - Focus on delivery of safe connections to schools.

## Prior Legislation

NA

## Service Level Impacts

This project will improve the performance and infrastructure of City Hall's heating and cooling operations. This will allow for optimal energy usage.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
NA
2. How have those groups been engaged and involved in the development of this ordinance?  
NA
3. How does this legislation contribute to a sustainable Kansas City?  
Contractor shall include in their project proposals any "green, eco-friendly or sustainable" products as requested by City, also reduce energy usage in City Hall.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Click or tap here to enter text.  
Click or tap here to enter text.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
The General Services Department applied section 03. Purchase plus install (proprietary) of the CREO goals manual.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

Yes(Press tab after selecting)

In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.



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**File #: 240258**

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ORDINANCE NO. 240258

Sponsor: Councilmember Melissa Robinson, Mayor Quinton Lucas and Councilmember Crispin Rea

Approving the recommendations of the Tax Increment Financing Commission as to the Historic Northeast Tax Increment Financing Plan; approving the City’s contribution of additional EATs generated in the Plan Area; and authorizing the City Manager to enter into a Tax Contribution and Disbursement Agreement with the Kansas City TIF Commission and Historic Northeast Lofts LLC.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), the City Council of Kansas City, Missouri (the “City Council”), by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015, and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”); and

WHEREAS, the Historic Northeast Tax Increment Financing Plan (the “Redevelopment Plan”) was proposed to the Commission; and

WHEREAS, the Redevelopment Plan provides for the construction: of (1) approximately 389 multi-family residential units, of which 322 shall be reserved as “affordable housing” for tenants who earn less than 80% of the Kansas City, Missouri median household income, approximately 13,000 square feet of retail space, an approximately 30,000 square foot daycare center and after school program space, and approximately 500 parking spaces (the “Project Improvements”); and (2) the construction or reconstruction of public infrastructure improvements, including, but not limited to, sanitary and storm sewer, utilities, sidewalks, and any other required or desired infrastructure that support and enhance the Project Improvements (collectively, the “Public Improvements”); and

WHEREAS, the proposed Redevelopment Area described by the Redevelopment Plan in which the Project Improvements and Public Improvements shall be constructed is located in an area that is generally bounded by Parretta Drive on the North, Van Brunt Boulevard on the West, East 23rd Street on the South, and I-435 on the East, all in Kansas City, Jackson County, Missouri; and

WHEREAS, after all proper notice was given, the Commission met in a public hearing regarding the Redevelopment Plan at 11:00 AM on December 27, 2023, at which time, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 12-19-23 (the “Resolution”) recommending to the City Council the approval of the Redevelopment Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Council hereby approves the recommendations of the Commission concerning the Redevelopment Plan as set forth in the Resolution.

Section 2. That all terms used in this ordinance, not otherwise defined herein, shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”).

Section 3. That the following described area is hereby designated the Redevelopment Area:

**TRACT 1:**

BEGINNING at the Northwest corner of Lot H, “Executive Park First Plat”; thence East, along the North line of Lots H and L, to N. Topping Ave.; thence South, along N. Topping Ave., to Parretta Dr.; thence East, along Parretta Dr., to N. Commerce Ave.; thence South and East, along N. Commerce Ave., to the Northeast corner of Tract B, “Executive Park Twenty-First Plat”; thence South, along the East line of Tract B, to E. Front St.; thence East, along E. Front St., to I-435 Hwy.; thence North, along I-435 Hwy., to the Northwest corner of Lot B, “Executive Park Eighteenth Plat”; thence East, along the North lines of Lot B and Lot E, and its extension, to the North-South access road of Kansas City, Missouri Water Services Department at 7600 Front St.; thence South, along the access road, to E. Front St.; thence West, along E. Front St., to the Northeast corner of Lot A, “Executive Park Twenty-Sixth Plat; thence southerly, along the East line of Lot A, to the Northeast corner of “Executive Park Fifty-Fifth Plat”; thence southerly, along the East line of Tract B and Tract A, “Executive Park Fifty-Fifth Plat”, to the southern most corner of Tract A; thence southwesterly to the Southeast corner of Lot J, “Executive Park Twenty-Ninth Plat”, being a point on the North line of the Kansas City Southern Railroad Yard; thence westerly, along the North line of the Railroad Yard, to N Chouteau Trfy.; thence Northwest, along N Chouteau Trfy., to the Northwest corner of 1315 N Chouteau Trfy.; thence Northeast, along the North line of 1315 N. Chouteau Trfy., to the Northwest corner of 1450 N. Southern Rd.; thence East, along the North line of 1450 N. Southern Rd., to N. Southern Rd.; thence North, along N. Southern Rd., to the POINT OF BEGINNING.

LESS AND EXCEPT:

That part of the Northwest Quarter of Section 25, Township 50, Range 33, in Kansas City, Jackson County, Missouri,

- a. Bounded on the West by the East line of a tract of land described in Certificate of Survey recorded as Document No. 2003K0069164, in Survey Book S-8, Page 90;
- b. Bounded on the East by the West line of Tract A-3 of Tract A-2, EXECUTIVE PARK NINTH PLAT, according to Lot Split Survey recorded December 17, 1984 as Document No. K-641769 in Survey Book S-1 at Page 245;
- c. Bounded on the South by the Northerly line of the right-of-way of the Kansas City Southern Railroad; and
- d. Bounded on the North by the Southerly line of East Front Street, as presently established.

AND EXCEPT:

A part of Tract A of EXECUTIVE PARK, NINTH PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the plat thereof, and being further described as follows:

A part of the Northwest Quarter (N W 1/4) of Section 25, Township 50, Range 33, Kansas City, Jackson County, Missouri, more particularly described as follows:

Commencing at the Northwest corner of N.W. 1/4 of Section 25, Township 50, Range 33; thence South 2°22'07" West, along the West line of the N. W. 1/4 of Section 25 a distance at 1319.80 feet, to the Northwest corner of the S. W. 1/4 of the N. W. 1/4 of said Section 25; thence South 87°43'23" East along the North line of the South one-half of the N. W. 1/4 of said Section 25, a distance of 1393.00 feet, thence South 2°16'13" West, a distance of 10.00 feet, to the Point of Beginning, also being the Northwest corner of Lot Split A-2, according to the recorded Lot Split, thereof being on the South right of way line of Front Street, as now established; thence South 87°43'23" East, along said South right of way line a distance of 255.00 feet; thence South 2°16'37" West, a distance of 461.36 feet to a point on the Southerly line of aforementioned Lot Split A-2; thence Northwesterly along the Southerly line of said Lot Split A-2 on a curve to the left, the initial tangent to which bears North 66°50'32" West, radius of said curve, being 3254.93 feet, and an arc distance of 230.4 feet to a point of tangency; thence North 70°53'53" West, continuing along the Southerly line of said lot Split A-2, a distance of 38.68 feet to the Southwest corner of said lot Split A-2; thence North 2°16'37" East, along the West line of said Lot Split A-2, a distance of 375.74 feet to the point of beginning.

Now known as: Tract A-3 of Tract A-2, EXECUTIVE PARK, NINTH PLAT, according to Lot Split Survey recorded December 17, 1984 as Document No. K-641769 in Survey Book S-1 at Page 245.

ALSO DESCRIBED BY CURRENT SURVEY:

All that part of the Northwest Quarter of Section 25, Township 50 North, Range 33 West of the 5th Principal Meridian, in Kansas City, Jackson County, Missouri, and all that part of LOT SPLIT TRACT A- 3 & TRACT A-4 OF TRACT A-2, EXECUTIVE PARK NINTH PLAT, more particularly described as follows:

Beginning at the Northeast corner of Tract A-3 of said lot split, said corner also being on the South Right-of-Way line of East Front Street, as now established; thence South  $02^{\circ}16'29''$  West, along the East line of said Tract A-3, a distance of 461.36 feet, to a point on a non-tangent curve, said point also being on the Northerly Right-of-Way line of Kansas City Southern Railroad; thence Northwesterly, departing said East line, along said Northerly Right-of-Way line, and along said curve to the left, having a radius of 3,254.93 feet, a central angle of  $04^{\circ}03'21''$ , and whose initial tangent bearing is North  $66^{\circ}50'40''$  West, a distance of 230.41 feet; thence North  $70^{\circ}54'01''$  West, continuing along said North Right-of-Way line, a distance of 138.60 feet, to a point of curvature; thence Northwesterly, continuing along said North Right-of-Way line, and along said curve to the left, having a radius of 2,300.08 feet, a central angle of  $13^{\circ}44'26''$ , a distance of 551.61 feet, to a point on the East line of a tract of land described in a Certificate of Survey recorded as Document No. 2003K0069164 in Survey Book S-8, Page 90; thence North  $02^{\circ}16'29''$  East, departing said Northerly Right-of-Way line, and along said East line, a distance of 251.68 feet, to the Northeast corner of said tract of land; thence North  $87^{\circ}43'31''$  West, departing said East line, along the North line of said tract of land, a distance of 99.87 feet, to a point on the South Right-of-Way line of said East Front Street, said point also being the Northeast corner of Tract F, EXECUTIVE PARK THIRD PLAT, recorded in Book 33, Page 102; thence North  $02^{\circ}16'29''$  East, departing said North line, and along said South Right-of-Way line, a distance of 10.00 feet; thence South  $87^{\circ}43'31''$  East, continuing along said South Right-of-Way line, a distance of 737.54 feet; thence South  $02^{\circ}16'29''$  West, continuing along said South Right-of-Way line, a distance of 10.00 feet; thence South  $87^{\circ}43'31''$  East, continuing along said South Right-of-Way line, a distance of 255.00 feet, to the Point of Beginning.

AND EXCEPT:

Tract C, EXECUTIVE PARK, THIRD PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, EXCLUDING that part described as the North 408 feet of the West 300.00 feet of Tract C, as platted in EXECUTIVE PARK, THIRD PLAT, Document Number K-210190 filed October 18, 1973, in Plat Book 33 at Page 102. ALSO EXCLUDING that

part of Tract C, EXECUTIVE PARK, THIRD PLAT, a subdivision of land, and part of the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 50 North, Range 33 West, Kansas City, Jackson County, Missouri, and all being more particularly described as follows: Commencing at the Northwest corner of said Section 25, thence South 2 degrees 22 minutes 07 seconds West, along the West line of said Section 25, a distance of 813.01 feet; thence South 87 degrees 44 minutes 03 seconds East, a distance of 4.75 feet, to the True Point of Beginning of the tract of land herein described; said point being on the East line of Tract "C-1" of Tract C, EXECUTIVE PARK, THIRD PLAT, as shown on the Lot Split Survey filed for record as Document No. K-334498, in Book S- 1, at Page 29; thence South 2 degrees 15 minutes 57 seconds West, along said East line and its Southerly prolongation a distance of 396.79 feet to a point on the South line of said Tract C, a distance of 300 feet East of the Southwest corner thereof, said point also being on the North right-of-way line of Front Street, as now established; thence South 87 degrees 43 minutes 23 seconds East, along the North right-of-way line of said Front Street and its Easterly prolongation, a distance of 439.08 feet; thence North 2 degrees 15 minutes 57 seconds East, parallel to the East line of said Tract C, a distance of 396.87 feet; thence North 87 degrees 44 minutes 03 seconds West, parallel to the North line of said Tract C, a distance of 439.08 feet to the point of beginning. FURTHER EXCLUDING that portion of Lot C, EXECUTIVE PARK, THIRD PLAT, described as Beginning at the intersection of the north right-of-way line of Front Street and the East right-of-way line of North Topping Avenue; thence North along the East right-of-way line of North Topping Avenue, a distance of 20 feet; thence Southeasterly to a point on the North right-of-way line of Front Street which is 20 feet East of the point of beginning, measured along North right-of-way line of Front Street; thence West 20 feet along the North right-of-way line of Front Street to the point of beginning.

**AND EXCEPT:**

A tract of land in the East One-Half of Section 25, Township 50, Range 33, being part of Tract G, EXECUTIVE PARK, TWENTY-NINTH Plat, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, filed October 22, 1986, as Document No. K0685388 in Plat Book K-36 at Page 53, in the Office of the Recorder of Deeds for Jackson County, Missouri, more particularly described as follows:

Beginning at the Southeast corner of said Tract G; thence South 67 degrees 15' 07" West, along the South line of said Tract G, a distance of 318.44 feet to the Southwest corner of said Tract G; thence North 22 degrees 44' 53" West along the West line of said Tract G, said line also being the Easterly right-of-way line of North Cambridge Ave., as now established, a distance of 275.83 feet; thence North 67 degrees 15' 07" East, a distance of 311.78 feet, to a point on the East line of said Tract G; thence South 19 degrees 03' 17" East, along the East line of said Tract G, said line also being the Westerly right-of-way line of Interstate Highway

No. 435, as now established, a distance of 15.26 feet; thence South 24 degrees 25' 37" East continuing along said East line of Tract G, said line also being the Westerly right-of-way line of Interstate Highway No. 435, a distance of 260.71 feet, to the point of beginning;

Now also being known as Tract G-1, CERTIFICATE OF SURVEY, LOT SPLIT-TRACT F1 OF TRACTS F AND G, AND TRACT G1 OF TRACT G, EXECUTIVE PARK, TWENTY-NINTH PLAT, a subdivision in Kansas City, Jackson County, Missouri.

AND EXCEPT:

All that part of Tract H, EXECUTIVE PARK, TWENTY-NINTH PLAT, a subdivision in Kansas City, Jackson County, Missouri, more particularly described as follows:

Beginning at the Northeast corner of said Tract H; thence South 24 degrees 25' 37" East, along the Easterly line of said Tract H, a distance of 134.53 feet; thence South 67 degrees 15' 07" West, a distance of 322.28 feet, to a point on the Easterly Right-of-Way line of North Cambridge Avenue, as now established; thence North 22 degrees 44' 53" West, along said Right-of-Way line, a distance of 134.47 feet; thence North 67 degrees 15' 07" East, a distance of 318.44 feet, to the point of Beginning. Being also known as Tract H-2 of LOT SPLIT, TRACTS H-1 & H-2 OF TRACT H, EXECUTIVE PARK TWENTY-NINTH PLAT, a subdivision in Kansas City, Jackson County, Missouri.

AND EXCEPT:

All that part of Tract C, EXECUTIVE PARK TWENTY-NINTH PLAT, a subdivision in Kansas City, Jackson County, Missouri, being more particularly described as follows:

Beginning at the Northwest corner of said Tract C, said point also being on the South Right-of-Way line of Universal Avenue, as now established; thence South 63°25'10" East, along said South Right-of-Way line, and along a curve to the left, having a radius of 230.00 feet, and a central angle of 08°35'29", a distance of 34.49 feet; thence South 17°59'03" West, departing said South Right-of-Way line, a distance of 306.02 feet, to a point on the South line of said Tract C; thence North 63°25'10" West, along said South line, a distance of 232.59 feet to the Southwest corner of said Tract C; thence North 26°34'50" East, departing said South line, along the West line of said Tract C, a distance of 300.00 feet; thence South 63 degrees 23' 53" East along said South Right-of-Way line of Universal Avenue, 152.48 feet to the point of beginning, also described as Lot 1 on Minor Subdivision Lot Split recorded July 12, 2018 as Document No. 2018E0060881, in Book 47, Page 23.

AND EXCEPT:

All that part of Tract B, EXECUTIVE PARK, TWENTY-NINTH PLAT, a subdivision of land in the City of Kansas City, Jackson County, Missouri, described as follows:

Beginning at the Southeasterly corner of said Tract B; thence North 63 degrees 23 ' 53" West, along the Southwesterly line of said Tract B, a distance of 161 .00 feet; thence North 26 degrees 36' 07" East, a distance of 300.00 feet, to a point on the Northeasterly line of said Tract B; thence South 63 degrees 23' 53" East along the said Northeasterly line, a distance of 161.00 feet, to the Northeasterly corner of said Tract B; thence South 26 degrees 36' 07" West, along the Southeasterly line of said Tract B, a distance of 300.00 feet to the point of beginning.

Being also known as Tract B-2 of Certificate of Survey Lot Split, Tracts B-1 & B-2 of Tract B, EXECUTIVE PARK TWENTY-NINTH PLAT, a subdivision in Kansas City, Jackson County, Missouri.

**TRACT 2:**

BEGINNING at the intersection of E. 12th St. and Van Brunt Blvd.; thence North, along Van Brunt Blvd., to E. 9th St.; thence easterly to the Southwest corner of Lot 20, "Rosenthal's Re-Survey of Bloomfield Addition"; thence North, along the West line of Lot 20, to the Northwest corner of Lot 20; thence East, along the North line of Lot 20 and it's extension, to the Northwest corner of Lot 37, "Clairmont"; thence East, along the North line of Lots 37 to 48, "Clairmont" and it's extension, to Denver Ave.; thence North, along Denver Ave., to E. 8th St.; thence East, along E. 8th St., to the northerly extension of the East line of Lot 34, "Collins' Addition"; thence South, along the East line and it's extension, to the Southwest corner of Lot 33, "Collins' Addition"; thence East, along the South line of Lots 33 to 25, to Hardesty Ave.; thence North, along Hardesty Ave., to E. 6th St.; thence West, along E. 6th St., to the southerly extension of the West line of Lot 33, "Commissioners Plat of Forest Park"; thence North, along the West line of Lot 33 and it's extension, to a point of the South line of "McDonald's 024-0049"; thence West, along the South line of "McDonald's 024-0049" to the Southeast corner of Lot 14, "Commissioners Plat of Forest Park"; thence West, along the South line of Lots of Lots 3 to 17 and it's extension, to Denver Ave.; thence West to the Southeast corner of Lot 1, "Old Orchard"; thence West, along the South line of Lots 1 to 11 and it's extension, to Brighton Ave.; thence West to the Southeast corner of Lot 1, "Bloomfield Addition"; thence West, along the South line of Lots 1 to 6, to Van Brunt Blvd.; thence North, along Van Brunt Blvd., to Independence Ave.; thence West, along Independence Ave., to Van Brunt Blvd.; thence North, along Van Brunt Blvd., to the Northwest corner of Lot 10, Block 6, "South Abington"; thence East, along the North line of Lots 10 to 19, Block 6, "South Abington", to Chelsea Ave.; thence South, along Chelsea Ave., to Independence Ave.; thence East, along Independence Ave., to Denver Ave.; thence North, along Denver Ave., to the Northwest corner of Lot 14, Block 3, "La

Veta Place; thence East, along the North line of Lots 14 to 10, Block 3, "La Veta Place", to Colorado Ave.; thence North, along Colorado Ave., to the Northwest corner of Lot 15, Block 4, "La Veta Place"; thence East, along the North line of Lots 15 and 9, Block 4, "La Veta Place", to Hardesty Ave.; thence North, along Hardesty Ave., to the Northwest corner of Lot 1, "Walgreens No. 25"; thence East, along the North line of Lot 1, to Drury Ave.; thence South, along Drury Ave., to the Northwest corner of Lot 28, Block 6, "Maplewood"; thence East, along the North line of Lots 28 to 18, Block 6, Lots 28 to 18, Block 7, and Lots 28 to 18, Block 8 to Topping Ave.; thence North, along Topping Ave., to Thompson Ave.; thence East, along Thompson Ave., to White Ave.; thence South, along White Ave. and it's extension, to the South line of the Kansas City Terminal Railroad; thence easterly, along the South line, 7900 feet I-435 highway; thence southerly, along I-435, to E. Winner Rd.; thence East, along E. Winner Rd., to Donnelly Ave.; thence North, along Donnelly Ave., to the Northwest corner of Lot 21, Block 26, "Washington"; thence East, along the North line of Lots 21 and 17, Block 26, and it's extension to the Northwest corner of Lot 17, Block 27, "Washington"; thence East, along the North line of Lots 17 and 14, Block 27, to Booth Ave.; thence South, along Booth Ave., to the Southeast corner of Lot 1, "Robin's Quiktrip"; thence West, along the South line of Lot 1, to Wallace Ave.; thence North, along Wallace Ave., to E. Winner Rd.; thence West, along E. Winner Rd., to I-435; thence southerly, along I-435, to E. 23rd Trfy.; thence West, along E. 23rd Trfy. To Manchester Trfy.; thence North, along Manchester Trfy., to the Big Blue River; thence West and Southwest, along the Big Blue River, to the Burlington Northern Santa Fe (BNSF) Railroad; thence northerly, along the BNSF railroad, to the Northeast corner of Corrington Park; thence westerly and North, along the North line of Corrington Park, to the Southwest corner of Lot 29, Block 10, "Manchester"; thence North, along the West line of Lots 29 to 12, Block 10, to a point on the South line of Lot 6, Block 10; thence West, along the South line of Lots 6 to 1, Block 10, to Corrington Ave.; thence North, along Corrington Ave., to the Southeast corner of Lot 1, Block 3, "Clinton Place"; thence West, along the South line of Lots 1 to 11, Block 3, and it's extension, to the Southeast corner of Lot 1, Block 4, "Clinton Place"; thence West, along the South line of Lots 1 to 11, Block 4, to Winchester Ave.; thence North, along Winchester Ave., to E. Independence Ave.; thence West, along E. Independence Ave., to Fremont Ave.; thence South, along Fremont Ave., to E. 7th St.; thence West, along E. 7th St., to Winner Rd.; thence Southwest, along Winner Rd., to a point on the East line of Lot 5, Block 2, "Westminster"; thence South, along the East line of Lot 5, Block 2, to E. 11th St.; thence West, along E. 11th St., to Winner Rd.; thence southwesterly, along Winner Rd., to E. 12th St.; thence West, along E. 12th St., to Van Brunt Blvd. and the POINT OF BEGINNING.

**TRACT 3:**

BEGINNING at the intersection of E. Truman Rd. and Van Brunt Blvd.; thence North, along Van Brunt Blvd., to the Northwest corner of Lot 56, "Brighton Park"; thence East, along the North line of Lots 56 to 61, and Lots 107 to 109, to the Northwest corner of Lot 160, "Hardesty Park"; thence East, along the North

line of Lots 160 to 158, 105 to 100, and 47 to 42, to Hardesty Ave.; thence North, along Hardesty Ave., to a point 100 feet South of the Southwest corner of Lot 16, "Hardesty Place"; thence East, parallel to the South line of Lot 16, 300 feet; thence South to the Northwest corner of Lot 18, "Melba Park"; thence East, along the North line of Lot 18 and its extension, to the West line of Lot 7, "Melba Park"; thence South, along the West line of Lots 7 to 4, to the Northwest corner of Lot 3; thence East, along the North line of Lot 3, to Oakley Ave.; thence North, along Oakley Ave., to the Northwest corner of Lot 10, "Chalmette Resurvey"; thence East, along the North line of Lot 10 and 24, "Chalmette Resurvey", to Lawndale Ave.; thence North, along Lawndale Ave., to the Northwest corner of Lot 41, "Chalmette Resurvey"; thence East, along the North line of Lot 41, to the Northeast corner of Lot 41; thence South, along the East line of Lots 41 to 44 and Lot 48, to a point 120 feet North of the Southwest corner of Lot 1, "Chalmette"; thence East, along a line 120 feet North of and parallel with the South line of Lot 1, to Topping Ave.; thence South, along Topping Ave., to the Northwest corner of Lot 13, Block 4, "Belmont Heights"; thence East, along the North line of Lots 13 to 24, Block 4, and Lots 13 to 24, Block 3, "Belmont Heights", to Belmont Ave.; thence East to the Northwest corner of Lot 227, "Roland"; thence East, along the North line of Lots 227 to 246, Lots 265 to 284, "Roland", to Bennington Ave.; thence North, along Bennington Ave., to E. 14th St.; thence East, along E. 14th St., to Winchester Ave.; thence South, along Winchester Ave., to the Southeast corner of Lot 1, "Quiktrip Store No. 0204"; thence West, along the South line of Lot 1, to the Southwest corner of Lot 1, also being the Northwest corner of Lot 2, "Quiktrip Store No. 0204"; thence South, along the West line of Lot 2, to the North line of "Collings & Byers First Add.;" thence West, along the North line, to Ewing Ave.; thence North, along Ewing Ave., to E. 15th Terr.; thence West, along E. 15th Terr., to Topping Ave.; thence South, along Topping Ave., to E. 16th St.; thence West, along E. 16th St., to Hardesty Ave.; thence North, along Hardesty Ave., to E. Truman Rd.; thence West, along E. Truman Rd., to Van Brunt Blvd. and the POINT OF BEGINNING.

Section 4. That the City Council hereby finds that:

- (a) The Redevelopment Area as a whole is a conservation area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan;
- (b) The Redevelopment Plan sets forth in writing a general description of the program to be undertaken to accomplish the objectives of the Redevelopment Plan and includes the estimated redevelopment project costs, the anticipated sources of funds to pay the costs, evidence of the commitments to finance the project costs, the anticipated type and term of the sources of funds to pay costs, the anticipated type and terms of the obligations to be issued, the most recent equalized assessed valuation of the property within the Redevelopment Area which is to be subjected to payments in lieu of taxes and economic activity taxes, an estimate as to the equalized assessed valuation after implementation of the improvements

contemplated by the Redevelopment Plan, and the general land uses to apply in the Redevelopment Area;

- (c) The Redevelopment Plan conforms to the City's KC Spirit Playbook and the applicable Area Plan;
- (d) The area selected for the Redevelopment Project Area includes only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Project Improvements;
- (e) The estimated dates of completion of the respective Redevelopment Project and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Redevelopment Plan, and are not more than twenty-three (23) years from the passage of any ordinance approving a Redevelopment Project authorized by the Redevelopment Plan and located within the Redevelopment Area;
- (f) A plan has been developed for relocation assistance for businesses and residences;
- (g) A cost-benefit analysis showing the impact of the implementation of the Redevelopment Plan on each taxing district at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act;
- (h) The Redevelopment Plan does not include the initial development or redevelopment of any gambling establishment; and
- (i) A study has been completed and the findings of such study satisfy the requirements provided under Section 99.810.1 of the Act.

Section 5. That the Commission is authorized to issue obligations in one or more series of bonds secured by the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to finance Redevelopment Project Costs and, subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of, land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Commission determines, to enter into such contracts and undertake all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan, as amended, pursuant to the power delegated to it in the Enabling Ordinances. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 through 99.865, RSMo, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 6. That pursuant to the provisions of the Redevelopment Plan, the City Council approves the pledge of all payments in lieu of taxes and economic activity taxes generated within Redevelopment Projects that are deposited into the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to the payment of Redevelopment Project Costs and authorizes the Commission to pledge such funds on its behalf.

Section 7. That the City Council hereby agrees to provide additional funding for payment of certain certified redevelopment project costs identified by the TIF Plan, by committing, subject to annual appropriation and subject to actual collection, in addition to revenues available under the TIF Act, a defined portion of certain tax revenues realized by the City and generated in the Redevelopment Area that are not otherwise captured by the TIF Act as more particularly described in the Tax Contribution and Disbursement Agreement (the “Additional City EATs”), in an amount not to exceed \$189,543,356, payable over a period not to exceed thirty (30) years.

Section 8. That the City Manager is authorized to execute a Tax Contribution and Disbursement Agreement with the Commission and Historic Northeast Lofts LLC regarding the utilization of tax contributions for the payment of Redevelopment Project Costs. A copy of the Tax Contribution and Disbursement Agreement is attached hereto in substantial form.

Section 9. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Commission of Jackson County, Missouri.

..end

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Approved as to form:

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Emalea Kaye Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240258

Submitted Department/Preparer: Finance

Revised 11/01/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving the recommendations of the Tax Increment Financing Commission as to the Historic Northeast Tax Increment Financing Plan; approving the City’s contribution of additional EATs generated in the Plan Area; and authorizing the City Manager to enter into a Tax Contribution and Disbursement Agreement with the Kansas City TIF Commission and Historic Northeast Lofts LLC.

### Discussion

The Redevelopment Plan provides for the construction: of (1) approximately 389 multi-family residential units, of which 322 shall be reserved as “affordable housing” for tenants who earn less than 80% of the Kansas City, Missouri median household income, approximately 13,000 square feet of retail space, an approximately 30,000 square foot daycare center and after school program space, and approximately 500 parking spaces; and (2) the construction or reconstruction of public infrastructure improvements, and any other required or desired infrastructure that support and enhance the Project Improvements

The proposed Redevelopment Area described by the Redevelopment Plan in which the Project Improvements and Public Improvements shall be constructed is located in an area that is generally bounded by Parretta Drive on the North, Van Brunt Boulevard on the West, East 23rd Street on the South, and I-435 on the East, all in Kansas City, Jackson County, Missouri.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?

Tax Increment Financing, Super TIF (Additional City EATs), Kansas City Affordable Housing Trust Fund, Kansas City Brownfield Revolving loan fund, Federal & State Tax Credits and private financing

3. How does the legislation affect the current fiscal year?

N/A

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

Redirecting TIF EATs for 23 years, Redirecting Additional City EATs (Super TIF) for 30 years, and Redirecting \$4,630,505 of existing taxes (Base Taxes) annually for 30 years. Existing taxes are estimated to include: \$1,664,685 of Capital Improvements Sales Tax, \$416,171 of Public Safety Sales Tax, \$417,330 of Food & Beverage Tax, \$1,119,818 of Earnings Tax, and \$1,012,500 of Utility Gross Receipts Tax.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Potentially generate revenue through increased EATs, potentially provides return on investment, Federal and State Tax Credits, private financing and leverages outside funding (County and Zoo taxes)

### **Office of Management and Budget Review**

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

### **Additional Discussion (if needed)**

N/A

## **Citywide Business Plan (CWBP) Impact**

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

- Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
- Maintain and increase affordable housing supply to meet the demands of a diverse population.
- Address the various needs of the City's most vulnerable population by working to reduce disparities.
- Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

### Prior Legislation

Ordinance 230439 authorized a Predevelopment Agreement with Historic Northeast Lofts. Resolution 230866 expressing City Council support of Tax Increment Financing to assist with the development. Accompanying ordinance activates Project Area 1.

### Service Level Impacts

N/A

### Other Impacts

1. What will be the potential health impacts to any affected groups?

Redevelopment and remediation of blight, positive effect to neighborhood

2. How have those groups been engaged and involved in the development of this ordinance?

Public Meetings

3. How does this legislation contribute to a sustainable Kansas City?

Offering affordable housing, with services in mind when developing the project

4. Does this legislation create or preserve new housing units?

Yes (Press tab after selecting)

Total Number of Units 389 multi-family residential units, of which 322 shall be reserved as “affordable housing”

Number of Affordable Units

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



**File #: 240259**

ORDINANCE NO. 240259

Sponsor: Councilmember Melissa Robinson, Mayor Quinton Lucas and Councilmember Crispin Rea

Approving and designating the Redevelopment Project Area of to the Historic Northeast Tax Increment Financing Plan and adopting tax increment financing therefore.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), the City Council of Kansas City, Missouri (the “City Council”), by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015, and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”); and

WHEREAS, the Historic Northeast Tax Increment Financing Plan (the “Redevelopment Plan”) and Redevelopment Project Area described therein was proposed to the Commission; and

WHEREAS, after all proper notice was given, the Commission met in a public hearing regarding the Redevelopment Project at 11:00 AM on December 27, 2023, at which time, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 12-20-23 (the “Resolution”) recommending to the City Council the approval and designation of the Redevelopment Project Area; NOW, THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That all terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Section 2. That the area selected for the Redevelopment Project Area is legally described as follows:

**TRACT 1:**

BEGINNING at the Northwest corner of Lot H, “Executive Park First Plat”; thence East, along the North line of Lots H and L, to N. Topping Ave.; thence South, along N. Topping Ave., to Parretta Dr.; thence East, along Parretta Dr., to

N. Commerce Ave.; thence South and East, along N. Commerce Ave., to the Northeast corner of Tract B, "Executive Park Twenty-First Plat"; thence South, along the East line of Tract B, to E. Front St.; thence East, along E. Front St., to I-435 Hwy.; thence North, along I-435 Hwy., to the Northwest corner of Lot B, "Executive Park Eighteenth Plat"; thence East, along the North lines of Lot B and Lot E, and its extension, to the North-South access road of Kansas City, Missouri Water Services Department at 7600 Front St.; thence South, along the access road, to E. Front St.; thence West, along E. Front St., to the Northeast corner of Lot A, "Executive Park Twenty-Sixth Plat; thence southerly, along the East line of Lot A, to the Northeast corner of "Executive Park Fifty-Fifth Plat"; thence southerly, along the East line of Tract B and Tract A, "Executive Park Fifty-Fifth Plat", to the southernmost corner of Tract A; thence southwesterly to the Southeast corner of Lot J, "Executive Park Twenty-Ninth Plat", being a point on the North line of the Kansas City Southern Railroad Yard; thence westerly, along the North line of the Railroad Yard, to N Chouteau Trfy.; thence Northwest, along N Chouteau Trfy., to the Northwest corner of 1315 N Chouteau Trfy.; thence Northeast, along the North line of 1315 N. Chouteau Trfy., to the Northwest corner of 1450 N. Southern Rd.; thence East, along the North line of 1450 N. Southern Rd., to N. Southern Rd.; thence North, along N. Southern Rd., to the POINT OF BEGINNING.

LESS AND EXCEPT:

That part of the Northwest Quarter of Section 25, Township 50, Range 33, in Kansas City, Jackson County, Missouri,

- a. Bounded on the West by the East line of a tract of land described in Certificate of Survey recorded as Document No. 2003K0069164, in Survey Book S-8, Page 90;
- b. Bounded on the East by the West line of Tract A-3 of Tract A-2, EXECUTIVE PARK NINTH PLAT, according to Lot Split Survey recorded December 17, 1984 as Document No. K-641769 in Survey Book S-1 at Page 245;
- c. Bounded on the South by the Northerly line of the right-of-way of the Kansas City Southern Railroad; and
- d. Bounded on the North by the Southerly line of East Front Street, as presently established.

AND EXCEPT:

A part of Tract A of EXECUTIVE PARK, NINTH PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the plat thereof, and being further described as follows:

A part of the Northwest Quarter (N W 1/4) of Section 25, Township 50, Range 33, Kansas City, Jackson County, Missouri, more particularly described as follows:

Commencing at the Northwest corner of N.W. 1/4 of Section 25, Township 50, Range 33; thence South 2°22'07" West, along the West line of the N. W. 1/4 of Section 25 a distance at 1319.80 feet, to the Northwest corner of the S. W. 1/4 of the N. W. 1/4 of ,said Section 25; thence South 87°43'23" East along the North line of the South one-half of the N. W. 1/4 of aid Section 25, a distance of 1393.00 feet, thence South 2°16'13" West, a distance of 10.00 feet, to the Point of Beginning, also being the Northwest corner of Lot Split A-2, according to the recorded Lot Split, thereof being on the South right of way line of Front Street, as now established; thence South 87°43'23" East, along said South right of way line a distance of 255.00 feet; thence South 2°16'37" West, a distance of 461.36 feet to a point on the Southerly line of aforementioned Lot Split A-2; thence Northwesterly along the Southerly line of said Lot Split A-2 on a curve to the left, the initial tangent to which bears North 66°50'32" West, radius of said curve, being 3254.93 feet, and an arc distance of 230.4 feet to a point of tangency; thence North 70°53'53" West, continuing along the Southerly line of said lot Split A-2, a distance of 38.68 feet to the Southwest corner of said lot Split A-2; thence North 2°16'37" East, along the West line of said Lot Split A-2, a distance of 375.74 feet to the point of beginning.

Now known as: Tract A-3 of Tract A-2, EXECUTIVE PARK, NINTH PLAT, according to Lot Split Survey recorded December 17, 1984 as Document No. K-641769 in Survey Book S-1 at Page 245.

**ALSO DESCRIBED BY CURRENT SURVEY:**

All that part of the Northwest Quarter of Section 25, Township 50 North, Range 33 West of the 5th Principal Meridian, in Kansas City, Jackson County, Missouri, and all that part of LOT SPLIT TRACT A- 3 & TRACT A-4 OF TRACT A-2, EXECUTIVE PARK NINTH PLAT, more particularly described as follows:

Beginning at the Northeast corner of Tract A-3 of said lot split, said corner also being on the South Right-of-Way line of East Front Street, as now established; thence South 02°16'29" West, along the East line of said Tract A-3, a distance of 461.36 feet, to a point on a non-tangent curve, said point also being on the Northerly Right-of-Way line of Kansas City Southern Railroad; thence Northwesterly, departing said East line, along said Northerly Right-of-Way line, and along said curve to the left, having a radius of 3,254.93 feet, a central angle of 04°03'21 " , and whose initial tangent bearing is North 66°50'40" West, a distance of 230.41 feet; thence North 70°54'01" West, continuing along said North Right-of-Way line, a distance of 138.60 feet, to a point of curvature; thence Northwesterly, continuing along said North Right-of-Way line, and along said curve to the left, having a radius of 2,300.08 feet, a central angle of 13°44'26", a

distance of 551.61 feet, to a point on the East line of a tract of land described in a Certificate of Survey recorded as Document No. 2003K0069164 in Survey Book S-8, Page 90; thence North 02°16'29" East, departing said Northerly Right-of-Way line, and along said East line, a distance of 251.68 feet, to the Northeast corner of said tract of land; thence North 87°43'31" West, departing said East line, along the North line of said tract of land, a distance of 99.87 feet, to a point on the South Right-of-Way line of said East Front Street, said point also being the Northeast corner of Tract F, EXECUTIVE PARK THIRD PLAT, recorded in Book 33, Page 102; thence North 02°16'29" East, departing said North line, and along said South Right-of-Way line, a distance of 10.00 feet; thence South 87°43'31" East, continuing along said South Right-of-Way line, a distance of 737.54 feet; thence South 02°16'29" West, continuing along said South Right-of-Way line, a distance of 10.00 feet; thence South 87°43'31" East, continuing along said South Right-of-Way line, a distance of 255.00 feet, to the Point of Beginning.

**AND EXCEPT:**

Tract C, EXECUTIVE PARK, THIRD PLAT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, EXCLUDING that part described as the North 408 feet of the West 300.00 feet of Tract C, as platted in EXECUTIVE PARK, THIRD PLAT, Document Number K-210190 filed October 18, 1973, in Plat Book 33 at Page 102. ALSO EXCLUDING that part of Tract C, EXECUTIVE PARK, THIRD PLAT, a subdivision of land, and part of the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 50 North, Range 33 West, Kansas City, Jackson County, Missouri, and all being more particularly described as follows: Commencing at the Northwest corner of said Section 25, thence South 2 degrees 22 minutes 07 seconds West, along the West line of said Section 25, a distance of 813.01 feet; thence South 87 degrees 44 minutes 03 seconds East, a distance of 4.75 feet, to the True Point of Beginning of the tract of land herein described; said point being on the East line of Tract "C-1" of Tract C, EXECUTIVE PARK, THIRD PLAT, as shown on the Lot Split Survey filed for record as Document No. K-334498, in Book S- 1, at Page 29; thence South 2 degrees 15 minutes 57 seconds West, along said East line and its Southerly prolongation a distance of 396.79 feet to a point on the South line of said Tract C, a distance of 300 feet East of the Southwest corner thereof, said point also being on the North right-of-way line of Front Street, as now established; thence South 87 degrees 43 minutes 23 seconds East, along the North right-of-way line of said Front Street and its Easterly prolongation, a distance of 439.08 feet; thence North 2 degrees 15 minutes 57 seconds East, parallel to the East line of said Tract C, a distance of 396.87 feet; thence North 87 degrees 44 minutes 03 seconds West, parallel to the North line of said Tract C, a distance of 439 08 feet to the point of beginning. FURTHER EXCLUDING that portion of Lot C, EXECUTIVE PARK, THIRD PLAT, described as Beginning at the intersection of the north right-of-way line of Front Street and the East right-of-way line of North Topping Avenue; thence North along the East right-of-way line of North Topping Avenue, a distance of 20 feet; thence Southeasterly to a point

on the North right- of-way Line of Front Street which is 20 feet East of the point of beginning, measured along North right-of-way line of Front Street; thence West 20 feet along the North right-of-way line of Front Street to the point of beginning.

AND EXCEPT:

A tract of land in the East One-Half of Section 25, Township 50, Range 33, being part of Tract G, EXECUTIVE PARK, TWENTY-NINTH Plat, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, filed October 22, 1986, as Document No. K0685388 in Plat Book K-36 at Page 53, in the Office of the Recorder of Deeds for Jackson County, Missouri, more particularly described as follows:

Beginning at the Southeast corner of said Tract G; thence South 67 degrees 15' 07" West, along the South line of said Tract G, a distance of 318.44 feet to the Southwest corner of said Tract G; thence North 22 degrees 44' 53" West along the West line of said Tract G, said line also being the Easterly right-of-way line of North Cambridge Ave., as now established, a distance of 275.83 feet; thence North 67 degrees 15' 07" East, a distance of 311.78 feet, to a point on the East line of said Tract G; thence South 19 degrees 03' 17" East, along the East line of said Tract G, said line also being the Westerly right-of-way line of Interstate Highway No. 435, as now established, a distance of 15.26 feet; thence South 24 degrees 25' 37" East continuing along said East line of Tract G, said line also being the Westerly right-of-way line of Interstate Highway No. 435, a distance of 260.71 feet, to the point of beginning;

Now also being known as Tract G-1, CERTIFICATE OF SURVEY, LOT SPLIT-TRACT F1 OF TRACTS F AND G, AND TRACT G1 OF TRACT G, EXECUTIVE PARK, TWENTY-NINTH PLAT, a subdivision in Kansas City, Jackson County, Missouri.

AND EXCEPT:

All that part of Tract H, EXECUTIVE PARK, TWENTY-NINTH PLAT, a subdivision in Kansas City, Jackson County, Missouri, more particularly described as follows:

Beginning at the Northeast corner of said Tract H; thence South 24 degrees 25' 37" East, along the Easterly line of said Tract H, a distance of 134.53 feet; thence South 67 degrees 15' 07" West, a distance of 322.28 feet, to a point on the Easterly Right-of-Way line of North Cambridge Avenue, as now established; thence North 22 degrees 44' 53" West, along said Right-of-Way line, a distance of 134.47 feet; thence North 67 degrees 15' 07" East, a distance of 318.44 feet, to the point of Beginning. Being also known as Tract H-2 of LOT SPLIT, TRACTS H-I

& H-2 OF TRACT H, EXECUTIVE PARK TWENTY-NINTH PLAT, a subdivision in Kansas City, Jackson County, Missouri.

AND EXCEPT:

All that part of Tract C, EXECUTIVE PARK TWENTY-NINTH PLAT, a subdivision in Kansas City, Jackson County, Missouri, being more particularly described as follows:

Beginning at the Northwest corner of said Tract C, said point also being on the South Right-of-Way line of Universal Avenue, as now established; thence South 63°25'10" East, along said South Right-of-Way line, and along a curve to the left, having a radius of 230.00 feet, and a central angle of 08°35'29", a distance of 34.49 feet; thence South 17°59'03" West, departing said South Right-of-Way line, a distance of 306.02 feet, to a point on the South line of said Tract C; thence North 63°25'10" West, along said South line, a distance of 232.59 feet to the Southwest corner of said Tract C; thence North 26°34'50" East, departing said South line, along the West line of said Tract C, a distance of 300.00 feet; thence South 63 degrees 23' 53" East along said South Right-of-Way line of Universal Avenue, 152.48 feet to the point of beginning, also described as Lot 1 on Minor Subdivision Lot Split recorded July 12, 2018 as Document No. 2018E0060881, in Book 47, Page 23.

AND EXCEPT:

All that part of Tract B, EXECUTIVE PARK, TWENTY-NINTH PLAT, a subdivision of land in the City of Kansas City, Jackson County, Missouri, described as follows:

Beginning at the Southeasterly corner of said Tract B; thence North 63 degrees 23 ' 53" West, along the Southwesterly line of said Tract B, a distance of 161 .00 feet; thence North 26 degrees 36' 07" East, a distance of 300.00 feet, to a point on the Northeasterly line of said Tract B; thence South 63 degrees 23' 53" East along the said Northeasterly line, a distance of 161.00 feet, to the Northeasterly corner of said Tract B; thence South 26 degrees 36' 07" West, along the Southeasterly line of said Tract B, a distance of 300.00 feet to the point of beginning.

Being also known as Tract B-2 of Certificate of Survey Lot Split, Tracts B-1 & B-2 of Tract B, EXECUTIVE PARK TWENTY-NINTH PLAT, a subdivision in Kansas City, Jackson County, Missouri.

**TRACT 2:**

BEGINNING at the intersection of E. 12th St. and Van Brunt Blvd.; thence North, along Van Brunt Blvd., to E. 9th St.; thence easterly to the Southwest corner of Lot 20, "Rosenthal's Re-Survey of Bloomfield Addition"; thence North, along the West line of Lot 20, to the Northwest corner of Lot 20; thence East,

along the North line of Lot 20 and it's extension, to the Northwest corner of Lot 37, "Clairmont"; thence East, along the North line of Lots 37 to 48, "Clairmont" and it's extension, to Denver Ave.; thence North, along Denver Ave., to E. 8th St.; thence East, along E. 8th St., to the northerly extension of the East line of Lot 34, "Collins' Addition"; thence South, along the East line and it's extension, to the Southwest corner of Lot 33, "Collins' Addition"; thence East, along the South line of Lots 33 to 25, to Hardesty Ave.; thence North, along Hardesty Ave., to E. 6th St.; thence West, along E. 6th St., to the southerly extension of the West line of Lot 33, "Commissioners Plat of Forest Park"; thence North, along the West line of Lot 33 and it's extension, to a point of the South line of "McDonald's 024-0049"; thence West, along the South line of "McDonald's 024-0049" to the Southeast corner of Lot 14, "Commissioners Plat of Forest Park"; thence West, along the South line of Lots of Lots 3 to 17 and it's extension, to Denver Ave.; thence West to the Southeast corner of Lot 1, "Old Orchard"; thence West, along the South line of Lots 1 to 11 and it's extension, to Brighton Ave.; thence West to the Southeast corner of Lot 1, "Bloomfield Addition"; thence West, along the South line of Lots 1 to 6, to Van Brunt Blvd.; thence North, along Van Brunt Blvd., to Independence Ave.; thence West, along Independence Ave., to Van Brunt Blvd.; thence North, along Van Brunt Blvd., to the Northwest corner of Lot 10, Block 6, "South Abington"; thence East, along the North line of Lots 10 to 19, Block 6, "South Abington", to Chelsea Ave.; thence South, along Chelsea Ave., to Independence Ave.; thence East, along Independence Ave., to Denver Ave.; thence North, along Denver Ave., to the Northwest corner of Lot 14, Block 3, "La Veta Place"; thence East, along the North line of Lots 14 to 10, Block 3, "La Veta Place", to Colorado Ave.; thence North, along Colorado Ave., to the Northwest corner of Lot 15, Block 4, "La Veta Place"; thence East, along the North line of Lots 15 and 9, Block 4, "La Veta Place", to Hardesty Ave.; thence North, along Hardesty Ave., to the Northwest corner of Lot 1, "Walgreens No. 25"; thence East, along the North line of Lot 1, to Drury Ave.; thence South, along Drury Ave., to the Northwest corner of Lot 28, Block 6, "Maplewood"; thence East, along the North line of Lots 28 to 18, Block 6, Lots 28 to 18, Block 7, and Lots 28 to 18, Block 8 to Topping Ave.; thence North, along Topping Ave., to Thompson Ave.; thence East, along Thompson Ave., to White Ave.; thence South, along White Ave. and it's extension, to the South line of the Kansas City Terminal Railroad; thence easterly, along the South line, 7900 feet I-435 highway; thence southerly, along I-435, to E. Winner Rd.; thence East, along E. Winner Rd., to Donnelly Ave.; thence North, along Donnelly Ave., to the Northwest corner of Lot 21, Block 26, "Washington"; thence East, along the North line of Lots 21 and 17, Block 26, and it's extension to the Northwest corner of Lot 17, Block 27, "Washington"; thence East, along the North line of Lots 17 and 14, Block 27, to Booth Ave.; thence South, along Booth Ave., to the Southeast corner of Lot 1, "Robin's Quiktrip"; thence West, along the South line of Lot 1, to Wallace Ave.; thence North, along Wallace Ave., to E. Winner Rd.; thence West, along E. Winner Rd., to I-435; thence southerly, along I-435, to E. 23rd Trfy.; thence West, along E. 23rd Trfy. To Manchester Trfy.; thence North, along Manchester Trfy., to the Big Blue River; thence West and Southwest, along the Big Blue

River, to the Burlington Northern Santa Fe (BNSF) Railroad; thence northerly, along the BNSF railroad, to the Northeast corner of Corrington Park; thence westerly and North, along the North line of Corrington Park, to the Southwest corner of Lot 29, Block 10, "Manchester"; thence North, along the West line of Lots 29 to 12, Block 10, to a point on the South line of Lot 6, Block 10; thence West, along the South line of Lots 6 to 1, Block 10, to Corrington Ave.; thence North, along Corrington Ave., to the Southeast corner of Lot 1, Block 3, "Clinton Place"; thence West, along the South line of Lots 1 to 11, Block 3, and its extension, to the Southeast corner of Lot 1, Block 4, "Clinton Place"; thence West, along the South line of Lots 1 to 11, Block 4, to Winchester Ave.; thence North, along Winchester Ave., to E. Independence Ave.; thence West, along E. Independence Ave., to Fremont Ave.; thence South, along Fremont Ave., to E. 7th St.; thence West, along E. 7th St., to Winner Rd.; thence Southwest, along Winner Rd., to a point on the East line of Lot 5, Block 2, "Westminster"; thence South, along the East line of Lot 5, Block 2, to E. 11th St.; thence West, along E. 11th St., to Winner Rd.; thence southwesterly, along Winner Rd., to E. 12th St.; thence West, along E. 12th St., to Van Brunt Blvd. and the POINT OF BEGINNING.

**TRACT 3:**

BEGINNING at the intersection of E. Truman Rd. and Van Brunt Blvd.; thence North, along Van Brunt Blvd., to the Northwest corner of Lot 56, "Brighton Park"; thence East, along the North line of Lots 56 to 61, and Lots 107 to 109, to the Northwest corner of Lot 160, "Hardesty Park"; thence East, along the North line of Lots 160 to 158, 105 to 100, and 47 to 42, to Hardesty Ave.; thence North, along Hardesty Ave., to a point 100 feet South of the Southwest corner of Lot 16, "Hardesty Place"; thence East, parallel to the South line of Lot 16, 300 feet; thence South to the Northwest corner of Lot 18, "Melba Park"; thence East, along the North line of Lot 18 and its extension, to the West line of Lot 7, "Melba Park"; thence South, along the West line of Lots 7 to 4, to the Northwest corner of Lot 3; thence East, along the North line of Lot 3, to Oakley Ave.; thence North, along Oakley Ave., to the Northwest corner of Lot 10, "Chalmette Resurvey"; thence East, along the North line of Lot 10 and 24, "Chalmette Resurvey", to Lawndale Ave.; thence North, along Lawndale Ave., to the Northwest corner of Lot 41, "Chalmette Resurvey"; thence East, along the North line of Lot 41, to the Northeast corner of Lot 41; thence South, along the East line of Lots 41 to 44 and Lot 48, to a point 120 feet North of the Southwest corner of Lot 1, "Chalmette"; thence East, along a line 120 feet North of and parallel with the South line of Lot 1, to Topping Ave.; thence South, along Topping Ave., to the Northwest corner of Lot 13, Block 4, "Belmont Heights"; thence East, along the North line of Lots 13 to 24, Block 4, and Lots 13 to 24, Block 3, "Belmont Heights", to Belmont Ave.; thence East to the Northwest corner of Lot 227, "Roland"; thence East, along the North line of Lots 227 to 246, Lots 265 to 284, "Roland", to Bennington Ave.; thence North, along Bennington Ave., to E. 14th St.; thence East, along E. 14th St., to Winchester Ave.; thence South, along Winchester Ave., to the Southeast corner of Lot 1, "Quiktrip Store No. 0204"; thence West, along the South line of Lot 1, to the Southwest corner of Lot 1, also being the Northwest corner of Lot 2,

“Quiktrip Store No. 0204”; thence South, along the West line of Lot 2, to the North line of “Collings & Byers First Add.; thence West, along the North line, to Ewing Ave.; thence North, along Ewing Ave., to E. 15th Terr.; thence West, along E. 15th Terr., to Topping Ave.; thence South, along Topping Ave., to E. 16th St.; thence West, along E. 16th St., to Hardesty Ave.; thence North, along Hardesty Ave., to E. Truman Rd.; thence West, along E. Truman Rd., to Van Brunt Blvd. and the POINT OF BEGINNING (the “Project Area”).

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above-described area selected for the Project Area. After the total equalized assessed valuation of the taxable real property in the Project Area exceeds the certified total initial equalized assessed valuation of the taxable real property in the Project Area, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for the Project Area over and above the initial equalized assessed value of each such unit of property in the area selected for the Project Area shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes into a special fund called the “Special Allocation Fund” of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City and certain taxing districts, and which are generated by economic activities within the area selected for the Project Area over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated

account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

..end

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Approved as to form:

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Emalea Kaye Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240259

Submitted Department/Preparer: Finance

Revised 11/01/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving the recommendations of the Tax Increment Financing Commission as to the Historic Northeast Tax Increment Financing Plan; approving the City’s contribution of additional EATs generated in the Plan Area; and authorizing the City Manager to enter into a Tax Contribution and Disbursement Agreement with the Kansas City TIF Commission and Historic Northeast Lofts LLC.

### Discussion

The Redevelopment Plan provides for the construction: of (1) approximately 389 multi-family residential units, of which 322 shall be reserved as “affordable housing” for tenants who earn less than 80% of the Kansas City, Missouri median household income, approximately 13,000 square feet of retail space, an approximately 30,000 square foot daycare center and after school program space, and approximately 500 parking spaces; and (2) the construction or reconstruction of public infrastructure improvements, and any other required or desired infrastructure that support and enhance the Project Improvements

The proposed Redevelopment Area described by the Redevelopment Plan in which the Project Improvements and Public Improvements shall be constructed is located in an area that is generally bounded by Parretta Drive on the North, Van Brunt Boulevard on the West, East 23rd Street on the South, and I-435 on the East, all in Kansas City, Jackson County, Missouri.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?

Tax Increment Financing, Super TIF (Additional City EATs), Kansas City Affordable Housing Trust Fund, Kansas City Brownfield Revolving loan fund, Federal & State Tax Credits and private financing

3. How does the legislation affect the current fiscal year?

N/A

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

Redirecting TIF EATs for 23 years, Redirecting Additional City EATs (Super TIF) for 30 years, and Redirecting \$4,630,505 of existing taxes (Base Taxes) annually for 30 years. Existing taxes are estimated to include: \$1,664,685 of Capital Improvements Sales Tax, \$416,171 of Public Safety Sales Tax, \$417,330 of Food & Beverage Tax, \$1,119,818 of Earnings Tax, and \$1,012,500 of Utility Gross Receipts Tax.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Potentially generate revenue through increased EATs, potentially provides return on investment, Federal and State Tax Credits, private financing and leverages outside funding (County and Zoo taxes)

### **Office of Management and Budget Review**

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

### **Additional Discussion (if needed)**

N/A

## **Citywide Business Plan (CWBP) Impact**

1. View the [FY23 Citywide Business Plan](#)

2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
  - Maintain and increase affordable housing supply to meet the demands of a diverse population.
  - Address the various needs of the City's most vulnerable population by working to reduce disparities.
  - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
  - Ensure all residents have safe, accessible, quality housing by reducing barriers.
  - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

### **Prior Legislation**

Ordinance 230439 authorized a Predevelopment Agreement with Historic Northeast Lofts. Resolution 230866 expressing City Council support of Tax Increment Financing to assist with the development. Ordinance 240258 approves the Historic Northeast TIF Plan.

### **Service Level Impacts**

N/A

### **Other Impacts**

1. What will be the potential health impacts to any affected groups?  
Redevelopment and remediation of blight, positive effect to neighborhood
2. How have those groups been engaged and involved in the development of this ordinance?  
Public Meetings

3. How does this legislation contribute to a sustainable Kansas City?

Offering affordable housing, with services in mind when developing the project

4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 389 multi-family residential units, of which 322 shall be reserved as “affordable housing”

Number of Affordable Units

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)



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**File #: 240260**

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ORDINANCE NO. 240260

Sponsor: Councilmember Wes Rogers

Accepting the recommendations of the Tax Increment Financing Commission as to the I-29 & I-435 Tax Increment Financing Plan; approving the I-29 & I-435 Tax Increment Financing Plan; authorizing the execution of the TIF Redevelopment Agreement between the City, Developer, and TIF Commission providing for the construction of roundabouts and reimbursement of such costs to the City, estimating revenues in the amount of \$5,515,044.00 in the Capital Improvements Fund; appropriating the amount of \$4,815,044.00 from the Unappropriated Fund Balance of the Capital Improvements Fund to the N.W. Cookingham/Interstate 29 Roundabout Project; designating requisitioning authority; and directing the Clerk to send a copy of this ordinance to Platte County.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended, the City Council of Kansas City, Missouri by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, As Amended, passed on August 29, 1991, Ordinance No. 100089, As Amended, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, passed on June 18, 2015, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, Kansas City Airport Parking, LLC (the "Developer") proposed a mixed office/commercial development project at the intersections of Prairie View and N.W. Cookingham Drive & Interstate-29 for the construction of several restaurants, hotels, retail and office space (the "Project"), which includes public improvements consisting of the construction of two (2) roundabouts along N.W. Cookingham Drive, among other public improvements, with the first roundabout to replace the intersections of Prairie View and N.W. Cookingham Drive and Interstate-29 Southbound offramps and N.W. Cookingham Drive with a 5-leg roundabout, and with a second roundabout to replace the intersection of Interstate-29 northbound offramps and N.W. Cookingham Drive with a roundabout and includes a 5<sup>th</sup> leg to provide access to the Ambassador Building development site (collectively, both roundabouts referred to as the "N.W. Cookingham/Interstate 29 Roundabout Project"); and

WHEREAS, the City Council adopted Ordinance No. 230404 directing the City Manager to identify funding for the N.W. Cookingham/Interstate 29 Roundabout Project; and

WHEREAS, the City Council adopted Ordinance No. 200460 approving the petition to establish the Ambassador Building Community Improvement District (the “CID”); and

WHEREAS, the City Council adopted Committee Substitute for Ordinance No. 230709 authorizing the Director of Public Works to execute a Cooperative Agreement with the Developer for the N.W. Cookingham/Interstate I-29 Roundabout Project and appropriated \$700,000 for the Project, authorizing the Director of Public Works to expend a maximum amount of \$700,000 and designate requisitioning authority, and requiring the Developer to submit an application for a TIF plan for the Project; and

WHEREAS, the I-29 & I-435 Tax Increment Financing Plan (the “Redevelopment Plan”) was proposed to the Commission which included the construction, financing, and reimbursement of the N.W. Cookingham/Interstate 29 Roundabout Project within the Redevelopment Plan; and

WHEREAS, after all proper notice was given, the Commission met in public hearing regarding the Redevelopment Plan on February 13, 2024, at which time, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 2-13-24 (“Resolution”), unanimously recommending to the City Council the approval of the Redevelopment Plan and unanimously recommending designation of the Redevelopment Area and Redevelopment Project Areas, as defined herein; and

WHEREAS, the proposed redevelopment area described by the Plan is generally bound by interstate I-435 on the north, interstate I-29 on the west, Ambassador Drive on the east, and N.W. Cookingham Drive on the south in Kansas City, Platte County, Missouri (the “Redevelopment Area”);

WHEREAS, the Redevelopment Plan provides for the construction of a covered airport parking facility on approximately 30.5 acres with an approximately 10,000 square-foot accessory office building and 3,500 square feet of retail space and related parking improvements; an approximately 12,000 square-foot convenience store gas station / drive through restaurant and related parking lot improvements; and public infrastructure improvements, including street improvements, highway roundabout improvements, site demolition, water, stormwater, sanitary sewer, other utilities and related improvements; and

WHEREAS, by virtue of subsequent amendments to the Redevelopment Plan and separate ordinances passed by the City Council approving the same, the Redevelopment Plan may include the construction of 230,000 square feet for commercial office, retail or hospitality space, together with two hotels of approximately 155,000 square feet that may contain approximately 200 rooms, and four restaurants with drive throughs / retail uses; and

WHEREAS, the City expects to receive from the TIF Commission priority reimbursement from TIF Revenue and CID Revenue to make whole the appropriation approved by this ordinance to provide for the construction of the public improvements as provided in the I-29 & I-435 TIF Redevelopment Agreement; NOW THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That the recommendations of the Commission concerning the Redevelopment Plan as set forth in the Resolution are hereby accepted and the Redevelopment Plan, a copy of which is attached hereto, is hereby approved and the Redevelopment Projects contained therein are hereby approved.

Section 2. That all terms used in this ordinance, not otherwise defined herein, shall be construed as defined in Section 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act").

Section 3. That the following described area is hereby designated a Redevelopment Area:

A tract of land in the South Half of Section 14 Township 52 North, Range 34 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri being bounded and described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 14; thence North 89°59'22" West on the North line of said Southeast Quarter, 2,654.10 feet to the Northwest corner of said Southeast Quarter also being the Northeast corner of the Southwest Quarter of said Section 14 (center of section); thence South 00°13'20" West on the West line of said Southeast Quarter also being the East line of said Southwest Quarter, 582.23 feet to a point on the existing Southerly Right-of-Way line of Interstate Route No. 435 as now established, said point also being the Point of Beginning of the tract of land to be herein described; thence South 73°47'20" East on said existing Southerly Right-of-Way line, 469.90 feet; thence South 76°39'04" East on said existing Southerly Right-of-Way line, 200.25 feet; thence South 73°47'20" East on said existing Southerly Right-of-Way line, 304.12 feet; thence leaving said existing Southerly Right-of-Way line South 15°07'15" West, 28.20 feet; thence Southerly along a curve to the left having an initial tangent bearing of South 15°07'13" West with a radius of 414.24 feet, a central angle of 24°02'51" and an arc distance of 173.86 feet; thence South 79°29'38" West, a distance of 102.00 feet to a point on the existing Westerly Right-of-Way line of N. Ambassador Drive. as now established; thence Southerly on said existing Westerly Right-of-Way line, along a curve to the left having an initial tangent bearing of South 10°30'22" East with a radius of 550.00 feet, a central angle of 03°48'14" and an arc distance of 36.52 feet; thence Southwesterly on said existing Westerly Right-of-Way line, along a curve to the right having a common tangent with the last described course with a radius of 25.00 feet, a central angle of 87°19'44" and an arc distance of 38.10 feet to a point on the existing Northerly Right-of-Way line of NW 123rd Court; thence Westerly on said existing Northerly Right-of-Way line, along a curve to the right having a common tangent with the last described course with a radius of 470.00 feet, a central angle of 31°30'14" and an arc distance of 258.43 feet; thence Westerly on said existing Northerly Right-of-Way line, along a curve to the left having a common tangent with the last described course with a radius of 1,230.00 feet, a central angle of 08°44'15" and an arc distance of 187.57 feet to a point on the existing Westerly

Right-of-Way line of said NW 123rd Court; thence South 05°47'08" West on said existing Westerly Right of Way line, a distance of 60.00 feet to a point on the existing Southerly Right-of-Way line of said NW 123rd Court; thence Easterly on said existing Southerly Right-of-Way line, along a curve to the right having an initial tangent bearing of South 84°12'54" East with a radius of 1,170.01 feet, a central angle of 08°44'15" and an arc distance of 178.43 feet; thence Easterly on said existing Southerly Right-of-Way line, along a curve to the left having a common tangent with the last described course with a radius of 530.00 feet, a central angle of 31°51'19" and an arc distance of 294.67 feet to a point on said existing Westerly Right-of-Way line of said N. Ambassador Drive; thence Southeasterly along a curve to the right having a common tangent with the last described course with a radius of 25.00 feet, a central angle of 82°03'42" and an arc distance of 35.81 feet; thence Southeasterly on said existing Westerly Right-of-Way line of said N. Ambassador Drive. along a curve to the left having an initial tangent bearing of South 25°16'04" East with a radius of 552.00 feet, a central angle of 06°20'29" and an arc distance of 61.09 feet; thence South 31°36'41" East on said existing Westerly Right-of-Way line a distance of 117.27 feet; thence leaving said existing Westerly Right-of-Way line South 62°55'15" West, 742.65 feet; thence South 27°04'45" East, 72.61 feet; thence South 07°57'48" West, 65.93 feet; thence South 26°49'36" East, 121.66 feet; thence South 63°53'04" West, 98.82 feet; thence South 26°08'30" East, 431.52 feet; thence South 00°35'02" East, 148.01 feet to a point on the described Southerly line of the tract of land described in book 1113 at page 113 also described in book 2009 at page 014483, which is now the Northerly Right-of-Way line for Route 291 also known as NW Cookingham Drive which becomes the Northerly Right-of-Way line of Missouri Interstate Route No. 29; thence North 89°10'41" West on said Northerly lines, 295.14 feet; thence North 78°14'48" West on said Northerly lines, 73.16 feet; thence Northwesterly on said Northerly lines along a curve to the right having an initial tangent bearing of North 78°14'50" West with a radius of 550.00 feet, a central angle of 32°01'20" and an arc distance of 307.39 feet; thence North 46°13'28" West on said Northerly lines, a distance of 550.05 feet; thence Northwesterly on said Northerly lines along a curve to the right having an initial tangent bearing of North 46°13'27" West with a radius of 1,355.00 feet, a central angle of 14°48'58" and an arc distance of 350.39 feet; thence North 31°24'29" West on said Northerly lines, 494.31 feet; thence North 33°09'34" West on said Northerly lines, 167.47 feet; thence North 34°54'56" West on said Northerly lines, 210.59 feet; thence North 37°31'25" West on said Northerly lines, 579.37 feet; thence North 35°40'37" East on said Northerly lines, 265.58 feet to a point on said existing Southerly Right-of-Way line of said Interstate Route No. 435; thence North 77°32'06" East on said existing Southerly Right-of-Way line, 264.66 feet; thence South 73°47'20" East on said existing Southerly Right-of-Way line, 214.53 feet; thence South 60°40'17" East on said existing Southerly Right-of-Way line, 66.09 feet; thence South 80°42'00" East on said existing Southerly Right-of-Way line, 332.42 feet; thence South 73°47'20" East on said existing Southerly Right-of-Way line, 300.00 feet; thence South 67°08'04" East on said existing Southerly Right-of-Way line, 302.03 feet; thence South 73°47'20" East

on said existing Southerly Right-of-Way line, 30.10 feet to the Point of Beginning. Containing 2,993,957 square feet or 68.73 acres, more or less.

Section 4. That the Council finds that:

- (a) The Redevelopment Area as a whole is an economic development area, as defined by the Act. An Economic Development Area Study prepared by APD Urban Planning + Management, attached as Exhibit 11 to the Redevelopment Plan, provides evidence that the Redevelopment Projects will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will result in increased employment and the preservation or enhancement of the tax base;
- (b) The Redevelopment Area has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan;
- (c) The Redevelopment Plan conforms with the City's current comprehensive development plan (KC Spirit Playbook), as well as the City's KCI Area Plan. The Redevelopment Area and Redevelopment Project Areas shall be subject to the applicable provisions of the City's Zoning Ordinance as well as other codes and ordinances as may be amended from time to time;
- (d) The areas selected as Redevelopment Projects include only those parcels of real property and improvements which will be directly and substantially benefited by the Project Improvements;
- (e) The estimated dates of completion of the improvements contemplated by the respective Redevelopment Projects and retirement of any obligations incurred to finance the Redevelopment Project Costs have been stated in the Redevelopment Plan, and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area;
- (f) The Redevelopment Plan does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of the Ordinance approving such Redevelopment Project.
- (g) A plan has been developed for relocation assistance for businesses and residences;
- (h) A cost-benefit analysis showing the impact of the Redevelopment Plan on each taxing district at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the TIF Act; and

- (i) The Redevelopment Plan does not include the initial development or redevelopment of any gambling establishment.

Section 5. That the Commission is authorized to issue obligations in one or more series of bonds secured by the I-29 & I-435 Account of the Special Allocation Fund to finance Redevelopment Project Costs identified by the Redevelopment Plan and, subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of, land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Commission determines, to enter into such contracts and take all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan pursuant to the power delegated to it by the City. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 to 99.865, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 6. That pursuant to the provisions of the Redevelopment Plan, the City Council approves the pledge of economic activity taxes and payments in lieu of taxes generated from the Redevelopment Projects that are deposited into the I-29 & I-435 Account of the Special Allocation Fund to the payment of Redevelopment Project Costs identified by the Redevelopment Plan and authorizes the Commission to pledge such funds on its behalf.

Section 7. That the revenue in the following account of the Capital Improvements Fund is hereby estimated in the following amount:

AL-3090-895911-485380-89008906	Reimbursement from TIF Commission	\$5,515,044.00
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Section 8. That the sum of \$4,815,044.00 is hereby appropriated from the Unappropriated Fund Balance of the Capital Improvements Fund to the following account:

AL-3090-895911-B-89008906	N.W. Cookingham/I-29 Roundabout Project	\$4,815,044.00
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Section 9. That the Director of Public Works is hereby designated as requisitioning authority for Account No. AL-3090-895911-B-89008906.

Section 10. That the City Manager or designee is hereby authorized to negotiate and execute a Redevelopment Agreement with the Commission and the Developer for the construction of the N.W. Cookingham/I-29 Roundabout Project.

Section 11. That the Council hereby expresses its direction that the City will be reimbursed for the advanced costs of the N.W. Cookingham/I-29 Roundabout Project through the I-29 and I-435 TIF Redevelopment Agreement which will place the City's reimbursement as a priority to the reimbursement of all project costs.

Section 12. That the Director of Public Works and/or the Director of Finance is hereby authorized to negotiate and execute such other agreements between the Commission, the CID, and the Developer to secure the City's priority right to reimbursement from CID Revenues and TIF Revenues.

Section 13. The City Clerk is hereby directed to send a copy of this ordinance to the appropriate public official for Platte County, Missouri.

..end

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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.

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Emalea Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240260

Submitted Department/Preparer: Finance

Revised 11/01/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving the I-29 & I-435 Tax Increment Financing Plan; appropriating revenues for the construction of the roundabouts; and estimating revenues for the reimbursement to the City from TIF Revenue.

### Discussion

The I-29 & I-435 Tax Increment Financing Plan provides for the construction of a covered airport parking facility on approximately 30.5 acres with an accessory approximately 10,000 square-foot office building that shall include approximately 3,500 square feet of retail space, an approximately 12,000 square-foot convenience store gas station / drive through restaurant and related parking lot improvements, together with public infrastructure improvements, including street improvements, highway roundabout improvements, site demolition, water, stormwater, sanitary sewer, other utilities and related improvements.

By virtue of subsequent amendments to the Plan and separate Ordinances passed by the City Council approving the same, the Plan may include the construction of 230,000 square feet for commercial uses, which may include office, retail or hospitality space, together with two hotels of approximately 155,000 square feet and that may contain approximately 200 rooms and four restaurants with drive throughs / retail uses.

The proposed redevelopment area in which the Project Improvement and Public Improvements will be constructed is an area generally located south of interstate I-435, east of interstate I-29, north of NW Cookingham Drive, and west of Ambassador Drive, including adjacent right-of-way, but exclusive of the existing Ambassador Building and related site improvements, and totaling approximately 68 acres all in Kansas City, Platte County, Missouri

### Fiscal Impact

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

2. What is the funding source?  
TIF and appropriated funds to be reimbursed through TIF Revenues
3. How does the legislation affect the current fiscal year?  
Appropriate \$4,815,044 for roundabouts (in addition to previously appropriation of \$700,000 for initial costs)
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
  
Reimbursement of \$5,515,044 from TIF Revenues
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Private investment by developer, Redirection of County economic activity taxes and other taxing jurisdictions' property taxes through Tax Increment Financing.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

N/A

**Citywide Business Plan (CWBP) Impact**

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
  - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.

- Build on existing strengths while developing a comprehensive transportation plan for the future.
- Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
- Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- Focus on delivery of safe connections to schools.

## Prior Legislation

Ordinance No. 230404 directing the City Manager to identify funding for these Public Improvements.

Committee Substitute for Ordinance No. 230709 authorizing the Director of Public Works to execute a Cooperative Agreement with the Developer for the N.W Cookingham/Interstate I-29 Roundabout Project and appropriated \$700,000 for the initial costs for the roundabouts.

## Service Level Impacts

Construction of two (2) roundabouts along Cookingham Drive, with the first to replace the intersections of Prairie View and Cookingham & I-29 Southbound offramps and Cookingham with a 5-leg roundabout, and with the second to replace the intersection of I-29 northbound offramps and Cookingham with a roundabout and include a 5<sup>th</sup> leg to provide access to the Ambassador Building development

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No adverse potential health impacts identified.
  
2. How have those groups been engaged and involved in the development of this ordinance?  
  
N/A
  
3. How does this legislation contribute to a sustainable Kansas City?  
  
Improving infrastructure to generate economic growth.
  
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



**File #: 240262**

ORDINANCE NO. 240262

Sponsor: Director of the Law Department

Approving and authorizing settlement of the lawsuit styled *DJS, et al. v. City of Kansas City, Missouri*, Case No. 2116-CV27099, in the amount of \$237,500.00.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the sum of \$237,500.00 is appropriated from the Unappropriated Fund Balance of the City Legal Expense Fund to the following account:

24-7010-131521-B	Settlement of Legal Claims	\$237,500.00
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Section 2. That the payment of the sum of \$237,500.00 for the settlement of claims asserted by DJS and Bradley Spitz in the lawsuit styled *DJS, et al., v. City of Kansas City, Missouri*, Case No. 2116-CV27099, as recommended by the City Attorney and the Risk Management Committee, is hereby approved.

Section 3. That the City Attorney is hereby authorized to pay the sum of \$237,500.00 in settlement of said claims asserted by DJS and Bradley Spitz from funds previously appropriated in Account No. 24-7010-131521-B, General Liability Fund.

..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:

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G. Steven Diegel  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240262

Submitted Department/Preparer: Law

Revised 11/01/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving a settlement of \$237,500.00 for the lawsuit styled DJS, et al., v. City of Kansas City, Missouri, Case Number 2116-CV27099.

### Discussion

This ordinance will approve the settlement of a lawsuit captioned DJS, et al., v. City of Kansas City, Case Number 2116-CV27099 related to an accident on July 8, 2020 near 453 W. 68<sup>th</sup> Terrace, Kansas City, Missouri. The Law Department and Risk Management Committee recommend accepting the settlement in the amount of \$237,500.00

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
General Liability Fund – 24-7010-131521-618200
3. How does the legislation affect the current fiscal year?  
Decrease available funds by \$237,500.00
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No

2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - Foster a solutions-oriented, welcoming culture for employees and City Partners.
  - 
  - 
  -

### Prior Legislation

N/A

### Service Level Impacts

None

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
None.

2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable.

3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable

4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)





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**File #: 240263**

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ORDINANCE NO. 240263

Sponsor: Councilperson Wes Rogers

Approving and designating Redevelopment Project 2 of the I-29 & I-435 Tax Increment Financing Plan as a Redevelopment Project; and adopting tax increment financing therefore.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), the City Council of Kansas City, Missouri (the “City Council”), by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015, and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”); and

WHEREAS, the City Council previously accepted the recommendations of the Commission and approved the I-29 & I-435 Tax Increment Financing Plan (the “Redevelopment Plan”) and designated a Redevelopment Area; and

WHEREAS, the Redevelopment Plan contemplates a number of separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That all terms used in this ordinance shall be construed as defined in the Act.

Section 2. That the area selected for Redevelopment Project 2 legally described below is approved and designated by the Redevelopment Plan as Redevelopment Project 2 (“Project 2”).

A tract of land in the Southeast Quarter of Section 14, Township 52 North, Range 34 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri being bounded and described, as follows: Commencing at the Northeast corner of said Southeast Quarter of Section 14; thence North 89°59'22" West, on the north line of said southeast quarter, a distance of 2,654.10 feet to the northwest corner of said southeast quarter (center of section); thence South 00°13'20" West, on the west line of said southeast quarter a distance of, 2,080.39 feet; thence leaving said west line, South 89°46'40" East, 110.89 feet to the Point of Beginning of the tract

of land to be herein described: thence Easterly along a curve to the left having an initial tangent bearing of South 80°36'56" East with a radius of 290.00 feet, a central angle of 33°16'41" and an arc distance of 168.44 feet; thence North 66°06'23" East, 46.74 feet; thence South 26°39'00" East, 356.03 feet; thence South 00°35'02" East, 148.01 feet to a point on the described southerly line of the tract of land described in book 1113 at page 113- and book 2009 at page 014483, which is now the northerly right-of-way line for Route number 291 also known as NW Cookingham Drive; thence on said described line the following 3 calls, North 89°10'41" West, 295.14 feet; thence North 78°14'48" West, 73.16 feet; thence Westerly along a curve to the right having an initial tangent bearing of North 78°14'50" West with a radius of 550.00 feet, a central angle of 09°47'32" and an arc distance of 94.00 feet; thence leaving said described line, Northerly on a proposed right-of-way line, along a curve to the left having an initial tangent bearing of North 35°15'31" East with a radius of 161.50 feet, a central angle of 26°45'15" and an arc distance of 75.41 feet; thence North 08°30'16" East, 212.35 feet; thence Northerly along a curve to the right being tangent to the last described course with a radius of 282.50 feet, a central angle of 09°31'05" and an arc distance of 46.93 feet; thence North 18°01'21" East, 58.14 feet to the Point of Beginning. Containing 154,915 square feet or 3.56 acres, more or less.

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project 2. After the total equalized assessed valuation of the taxable real property in Project 2 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project 2, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 each year after the effective date of the ordinance until redevelopment projects costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable, lot, block, tract or parcel of real property in the area selected for Project 2 shall be allocated to and, when collected, shall be paid by the Platte County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project 2 over and above the initial equalized assessed value of each such unit of property in the area selected for Project 2 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes, which are necessary to the payment of Project 2 Costs within the Redevelopment Area, into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty

(60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Project 2 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees, and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such finds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

..end

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Approved as to form:

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Emalea Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240263

Submitted Department/Preparer: Finance

Revised 11/01/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving and designating Redevelopment Project 2 of the I-29 & I-435 Tax Increment Financing Plan as a Redevelopment Project; and adopting tax increment financing therefore.

### Discussion

The I-29 & I-435 Tax Increment Financing Plan provides for the construction of a covered airport parking facility on approximately 30.5 acres with an accessory approximately 10,000 square-foot office building that shall include approximately 3,500 square feet of retail space, an approximately 12,000 square-foot convenience store gas station / drive through restaurant and related parking lot improvements, together with public infrastructure improvements, including street improvements, highway roundabout improvements, site demolition, water, stormwater, sanitary sewer, other utilities and related improvements.

By virtue of subsequent amendments to the Plan and separate Ordinances passed by the City Council approving the same, the Plan may include the construction of 230,000 square feet for commercial uses, which may include office, retail or hospitality space, together with two hotels of approximately 155,000 square feet and that may contain approximately 200 rooms and four restaurants with drive throughs / retail uses.

The proposed redevelopment area in which the Project Improvement and Public Improvements will be constructed is an area generally located south of interstate I-435, east of interstate I-29, north of NW Cookingham Drive, and west of Ambassador Drive, including adjacent right-of-way, but exclusive of the existing Ambassador Building and related site improvements, and totaling approximately 68 acres all in Kansas City, Platte County, Missouri

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?

TIF and appropriated funds to be reimbursed through TIF Revenues

3. How does the legislation affect the current fiscal year?

N/A

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

City will redirect TIF Revenues for 23 years. TIF Revenues paid by the City and other taxing jurisdictions will be used to reimburse the City's Contribution.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Private investment by developer, Redirection of County economic activity taxes and various taxing jurisdictions' property taxes through Tax Increment Financing.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No
- 3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

N/A

**Citywide Business Plan (CWBP) Impact**

- 1. View the [FY23 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?  
Infrastructure and Accessibility (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
  - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
  - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.

- Build on existing strengths while developing a comprehensive transportation plan for the future.
- Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
- Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- Focus on delivery of safe connections to schools.

## Prior Legislation

Ordinance No. 230404 directing the City Manager to identify funding for these Public Improvements.

Committee Substitute for Ordinance No. 230709 authorizing the Director of Public Works to execute a Cooperative Agreement with the Developer for the N.W Cookingham/Interstate I-29 Roundabout Project and appropriated \$700,000 for the initial costs for the roundabouts.

## Service Level Impacts

Construction of two (2) roundabouts along Cookingham Drive, with the first to replace the intersections of Prairie View and Cookingham & I-29 Southbound offramps and Cookingham with a 5-leg roundabout, and with the second to replace the intersection of I-29 northbound offramps and Cookingham with a roundabout and include a 5<sup>th</sup> leg to provide access to the Ambassador Building development

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No adverse potential health impacts identified.
  
2. How have those groups been engaged and involved in the development of this ordinance?  
  
N/A
  
3. How does this legislation contribute to a sustainable Kansas City?  
  
Improving infrastructure to generate economic growth.
  
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



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**File #: 240264**

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ORDINANCE NO. 240264

Sponsor: Councilperson Wes Rogers

Approving and designating Redevelopment Project 1 of the I-29 & I-435 Tax Increment Financing Plan as a Redevelopment Project; and adopting tax increment financing therefore.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), the City Council of Kansas City, Missouri (the “City Council”), by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015, and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”); and

WHEREAS, the City Council previously accepted the recommendations of the Commission and approved the I-29 & I-435 Tax Increment Financing Plan (the “Redevelopment Plan”) and designated a Redevelopment Area; and

WHEREAS, the Redevelopment Plan contemplates a number of separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That all terms used in this ordinance shall be construed as defined in the Act.

Section 2. That the area selected for Redevelopment Project 1 legally described below is approved and designated by the Redevelopment Plan as Redevelopment Project 1 (“Project 1”).

A tract of land in the South half of Section 14 Township 52 North, Range 34 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri being bounded and described as a TIF Description, as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 14; thence North 89°59'22" West, on the North line of said Southeast Quarter, 2,654.10 feet to the Northwest corner of said Southeast Quarter (center of section); thence South 00°13'20" West, on the West line of said Southeast Quarter, 666.79 feet to a point on the proposed Southerly Right-of-Way also being the Point of Beginning of the

tract of land to be herein described; thence, continuing on said proposed Southerly Right-of-Way line for the following five calls, South 73°47'20" East, 102.04 feet; thence Southeasterly along a curve to the right being tangent to the last described course with a radius of 310.00 feet, a central angle of 48°46'09" and an arc distance of 263.87 feet; thence South 25°01'10" East, 144.30 feet; thence Easterly along a curve to the left being tangent to the last described course with a radius of 390.00 feet, a central angle of 85°54'46" and an arc distance of 584.79 feet; thence North 69°04'04" East, 9.62 feet to a point on the existing Westerly Right-of-Way line of North Ambassador Drive as now established; thence, continuing on said Westerly Right-of-Way line for the following three calls, Southeasterly along a curve to the right having an initial tangent bearing of South 54°07'43" East with a radius of 25.00 feet, a central angle of 28°51'27" and an arc distance of 12.59 feet; thence Southeasterly along a curve to the left having an initial tangent bearing of South 25°16'04" East with a radius of 552.00 feet, a central angle of 06°20'29" and an arc distance of 61.09 feet; thence South 31°36'41" East, a distance of 117.27 feet; thence, leaving said Westerly Right-of-Way line, South 62°55'15" West, 742.65 feet; thence South 27°04'45" East, 72.61 feet; thence South 07°57'48" West, 65.93 feet; thence South 26°49'36" East, 121.66 feet to a point on the proposed Easterly Right-of-Way line; thence, continuing on said Easterly Right-of-Way line for the following seven calls, South 66°06'23" West, 146.97 feet; thence Westerly along a curve to the right being tangent to the last described course with a radius of 210.00 feet, a central angle of 64°22'00" and an arc distance of 235.92 feet; thence North 49°31'37" West, 359.12 feet; thence Northwesterly along a curve to the right being tangent to the last described course with a radius of 310.00 feet, a central angle of 22°26'52" and an arc distance of 121.45 feet; thence North 27°04'45" West, 567.13 feet; thence Northerly along a curve to the right being tangent to the last described course with a radius of 310.00 feet, a central angle of 63°54'12" and an arc distance of 345.75 feet; thence North 36°49'27" East, 85.66 feet; thence, continuing onto the proposed Southerly Right-of-Way line for the following two calls, Easterly along a curve to the right being tangent to the last described course with a radius of 310.00 feet, a central angle of 69°23'13" and an arc distance of 375.42 feet; thence South 73°47'20" East, 184.12 feet to the Point of Beginning. Containing 1,187,368 square feet or 27.26 acres, more or less.

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project 1. After the total equalized assessed valuation of the taxable real property in Project 1 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project 1, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 each year after the effective date of the ordinance until redevelopment projects costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such

taxable, lot, block, tract or parcel of real property in the area selected for Project 1 shall be allocated to and, when collected, shall be paid by the Platte County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;

2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project 1 over and above the initial equalized assessed value of each such unit of property in the area selected for Project 1 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes, which are necessary to the payment of Project 1 Costs within the Redevelopment Area, into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Project 1 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees, and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such finds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

..end

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Approved as to form:

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Emalea Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240264

Submitted Department/Preparer: Finance

Revised 11/01/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving and designating Redevelopment Project 1 of the I-29 & I-435 Tax Increment Financing Plan as a Redevelopment Project; and adopting tax increment financing therefore.

### Discussion

The I-29 & I-435 Tax Increment Financing Plan provides for the construction of a covered airport parking facility on approximately 30.5 acres with an accessory approximately 10,000 square-foot office building that shall include approximately 3,500 square feet of retail space, an approximately 12,000 square-foot convenience store gas station / drive through restaurant and related parking lot improvements, together with public infrastructure improvements, including street improvements, highway roundabout improvements, site demolition, water, stormwater, sanitary sewer, other utilities and related improvements.

By virtue of subsequent amendments to the Plan and separate Ordinances passed by the City Council approving the same, the Plan may include the construction of 230,000 square feet for commercial uses, which may include office, retail or hospitality space, together with two hotels of approximately 155,000 square feet and that may contain approximately 200 rooms and four restaurants with drive throughs / retail uses.

The proposed redevelopment area in which the Project Improvement and Public Improvements will be constructed is an area generally located south of interstate I-435, east of interstate I-29, north of NW Cookingham Drive, and west of Ambassador Drive, including adjacent right-of-way, but exclusive of the existing Ambassador Building and related site improvements, and totaling approximately 68 acres all in Kansas City, Platte County, Missouri

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?

TIF and appropriated funds to be reimbursed through TIF Revenues

3. How does the legislation affect the current fiscal year?

N/A

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

City will redirect TIF Revenues for 23 years. TIF Revenues paid by the City and other taxing jurisdictions will be used to reimburse the City's Contribution.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Private investment by developer, Redirection of County economic activity taxes and Redirection of various taxing jurisdictions' property taxes through Tax Increment Financing.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No
- 3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

N/A

**Citywide Business Plan (CWBP) Impact**

- 1. View the [FY23 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?  
Infrastructure and Accessibility (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
  - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
  - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.

- Build on existing strengths while developing a comprehensive transportation plan for the future.
- Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
- Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- Focus on delivery of safe connections to schools.

## Prior Legislation

Ordinance No. 230404 directing the City Manager to identify funding for these Public Improvements.

Committee Substitute for Ordinance No. 230709 authorizing the Director of Public Works to execute a Cooperative Agreement with the Developer for the N.W Cookingham/Interstate I-29 Roundabout Project and appropriated \$700,000 for the initial costs for the roundabouts.

## Service Level Impacts

Construction of two (2) roundabouts along Cookingham Drive, with the first to replace the intersections of Prairie View and Cookingham & I-29 Southbound offramps and Cookingham with a 5-leg roundabout, and with the second to replace the intersection of I-29 northbound offramps and Cookingham with a roundabout and include a 5<sup>th</sup> leg to provide access to the Ambassador Building development

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No adverse potential health impacts identified.
  
2. How have those groups been engaged and involved in the development of this ordinance?  
  
N/A
  
3. How does this legislation contribute to a sustainable Kansas City?  
  
Improving infrastructure to generate economic growth.
  
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



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**File #: 240268**

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ORDINANCE NO. 240268

Sponsor: Director of Municipal Court

Authorizing the acceptance of a \$64,414.00 grant from the Jackson County COMBAT program to fund the Kansas City Municipal Court Truancy Court Program; estimating and appropriating \$64,414.00 for the Jackson County COMBAT grant in the General Grants Fund to fund the Kansas City Municipal Court Truancy Court Program; and recognizing an accelerated effective date.

WHEREAS, the purpose of the Kansas City Municipal Truancy Court is to ensure that children between the ages of 7 and 17 are in school as mandated by law, the Truancy Intervention Program (TIP) is designed to improve the school attendance of youths who are referred to the program by their school districts and to empower parents and guardians who were cited for their children not attending school as directed under the compulsory law, while giving resources to the families as needed; and

WHEREAS, through this program, referrals are made to community agencies but due to extreme economic deprivation of program participants, many cannot afford needed services. COMBAT grant funding will pay for services that participants would not have received otherwise to increase program success and reduce violent risk factors; and

WHEREAS, with the COMBAT grant funding, the Municipal Court will serve up to 300 Truancy Court participants and provide a case manager to work with Truancy Court parents, guardians, and children by identifying and addressing barriers and root causes of truant behavior and providing field-based case management services, linkages, resource, and follow-up services to families who choose to participate in the program rather than receive imposed sanctions by the judge; and

WHEREAS, Truancy Court Intervention Program services include, but are not limited to, anger management and parenting classes for parents and guardians in need of those services; service referrals for children acting out in school, at home or displaying aggressive behaviors or experiencing trauma; mental health and drug addiction; school supplies and hygiene kits to families if needed; interpreters to provide translation services for court proceedings as needed; and weekly contact with the case manager; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Court Administrator, on behalf of the City of Kansas City, Missouri,

is authorized to accept a \$64,414.00 grant from the Jackson County COMBAT program to fund the Kansas City Municipal Court Truancy Court Program.

Section 2. That the revenue in the following account of the General Grants Fund is hereby estimated in the following amount:

24-2580-270001-480165-G27JCCMT24	Jackson County COMBAT Grant	\$64,414.00
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Section 3. That the sum of \$64,414.00 is hereby appropriated in the following accounts of the General Grants Fund:

24-2580-275802-B-G27JCCMT24	Jackson County COMBAT Grant	\$58,814.00
24-2580-275802-C-G27JCCMT24	Jackson County COMBAT Grant	<u>5,600.00</u>
	TOTAL	\$64,414.00

Section 4. That the Administrator of Municipal Court is designated requisitioning authority for Account No. 24-2580-275802.

Section 5. That this ordinance, appropriating money, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter and shall take effect in accordance with Section 503, City Charter.

..end

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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.

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Andrew Bonkowski  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240268

Submitted Department/Preparer: Municipal Court

Revised 11/01/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Authorizing the acceptance of a \$64,414.00 grant from the Jackson County COMBAT program to fund the Kansas City, Municipal Court Truancy Program, estimating and appropriating that money to the Truancy Court Program, and recognizing an accelerated effective date.

### Discussion

The purpose of the Kansas City Municipal Court Division Truancy Court is to ensure that children between the ages of 7 and 17 are in school as mandated by law. Through this program referrals are made to community agencies to identify and address the barriers and root causes of truant behavior and to provide resources to families as needed.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
2580 General Grants Funds
3. How does the legislation affect the current fiscal year?  
Provides grant funds for the Kansas City Municipal Court Truancy Program in FY 24.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Yes it will have impact in the future fiscal year.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Yes it will generate revenue.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No
- 3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

Click or tap here to enter text.

**Citywide Business Plan (CWBP) Impact**

- 1. View the [FY23 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?  
Public Safety (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
  - Engage the community and community partners to reimagine the system of public safety with a focus on evidence-based approaches for crime prevention, treatment of mental health, emergency response time, and the criminal justice system.
  - Focus on violence prevention among all age groups, placing an emphasis on youth.
  - Increase fairness, justice, and responsiveness of our municipal criminal justice system to support the best possible outcome for offenders and victims of crime.
  - Reduce recidivism through prevention, deterrence, including detention, and re-entry services.
  - Enhance employee recruitment, succession planning, and retention in the police and fire departments with a continued emphasis on diversity.
  -

**Prior Legislation**

The Truancy Court, which has operated since 2012, previously received COMBAT grant funding via ordinances 200213, 200218, 220206 and 230293

## Service Level Impacts

With the COMBAT grant funding, the Truancy Court will serve up to 300 participants. Referrals are made to community agencies but due to extreme economic deprivation many participants cannot afford needed services. COMBAT grant funding will pay for services that participants would not have received otherwise to increase program success and reduce violent risk factors. English is a second language for many families involved in Truancy Court. The City of Kansas City will contract with interpreters to provide translation services for court proceedings as needed.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Truancy Court Intervention Program services include but are not limited to anger management and parenting classes for parents and guardians in need of those services; service referrals for children acting out in school, at home or displaying aggressive behaviors or experiencing trauma; mental health and drug addiction
2. How have those groups been engaged and involved in the development of this ordinance?  
Staff collaborated with education and treatment professionals from the surrounding school districts and community.
3. How does this legislation contribute to a sustainable Kansas City?  
COMBAT grant funding will promote sustainability through social equity by paying for services that participants would not have received otherwise to increase program success and reduce violent risk factors. Additional Truancy Intervention Program services include school supplies, hygiene kits to families if needed.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

NA. Accepting grant funding from Jackson County, a governmental entity

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

NA. Accepting grant funding from Jackson County, a governmental entity

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)





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**File #: 240277**

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ORDINANCE NO. 240277

Sponsor: Mayor Pro-Tem Ryana Parks-Shaw

Directing the City Manager to establish an Employee Homeownership Assistance Program (“the Program”); waiving the limitations established by the Fund Balance and Reserve Policy in section 2-1954 of the Code of Ordinances; appropriating \$750,000.00 from the Unappropriated Fund Balance of the General Fund; authorizing the Director of the Housing and Community Development Department to execute necessary contracts and expend up to \$750,000.00 from funds appropriated in the General Fund; directing the City Manager to report back to the Council in one year; and recognizing this ordinance to have an accelerated effective date.

WHEREAS, access to affordable and reliable housing opportunities inside the city limits remains an obstacle for employees and potential employees; and

WHEREAS, on July 13, 2023, the City Council passed Resolution No. 230569 that directed the City Manager to investigate and develop a homeownership assistance program for City employees; and

WHEREAS, the Program is a partial forgiveness loan for down payment and closing costs, providing a long-term reliable ownership opportunity through combined education, support and financing to make first-time homebuyer ownership of a single-family residence located within city limits sustainable and affordable for City employees; and

WHEREAS, Section 2-1954(h) of the Code of Ordinances prohibits allocations from the unappropriated general fund balance outside of the annual budget process or quarterly budget analysis except in the case of a state of emergency or whenever the allocation is accompanied by a commensurate increase or decrease in revenue in another general fund obligation; and

WHEREAS, the City Council desires to allocate funds from the unappropriated general fund balance outside of the annual budget process or quarterly budget analysis without declaration of a state of emergency or commensurate increase or decrease in revenue in another general fund obligation; and

WHEREAS, the initial \$750,000.00 from funds appropriated in the Employee Homeownership Assistance Program will be first to kick off the Program, with further funding needing to be identified for future years; and

WHEREAS, the City Manager shall set out the details of the Program that shall include specifics for qualification, such as minimum housing to income (HTI) and debt-to-income minimums, loan terms, a 60% forgiveness rate after a certain number of years of employment, maximum lender fees, a requirement that the property be a single-family residence (condos and townhomes included), closing cost allowances, claw back provisions, and required pre- and post-closing education and coaching; and

WHEREAS, the City will be required to execute contracts with financial institutions and others to effectuate the purpose of the Program; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby directed to establish an Employee Homeownership Assistance Program (EHAP), including program and application specifics.

Section 2. That the limitations set in place by Code of Ordinances Sec. 2-1954(h) are hereby waived for the limited purposes of this Ordinance.

Section 3. That the Director of the Housing and Community Development Department is hereby authorized to execute necessary contracts and expend up to \$750,000.00 from funds appropriated in the Employee Homeownership Assistance Program.

Section 4. That the sum of \$750,000.00 is hereby appropriated from the Unappropriated Fund Balance of the General Fund to the following accounts for the Employee Homeownership Assistance Program:

24-1000-552155-B	EHAP Down Payment Assistance	\$650,000.00
24-1000-552156-B	EHAP Closing Cost Assistance	<u>100,000.00</u>
	TOTAL	\$750,000.00

Section 5. That the City Manager is hereby directed to give an Employee Homeownership Assistance Program status report to the City Council in one year.

Section 6. That the Director of Housing and Community Development Department is designated requisitioning authority for Account Nos. 24-1000-552155-B and 24-1000-552156-B.

Section 7. That this ordinance, because it appropriates money, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter and shall take effect in accordance with Section 503(a)(1) of the City Charter.

..end

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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.

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240277

Submitted Department/Preparer: Housing

Revised 11/01/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Directing the City Manager to establish an Employee Homeownership Assistance Program ("the Program"); waiving the limitations established by the Fund Balance and Reserve Policy in section 2-1954 of the Code of Ordinances; appropriating \$750,000.00 from the Unappropriated Fund Balance of the General Fund; authorizing the Director of the Housing and Community Development Department to execute necessary contracts and expend up to \$750,000.00 from funds appropriated in the General Fund; directing the City Manager to report back to the Council in one year; and recognizing this ordinance to have an accelerated effective date.

### Discussion

Click or tap here to provide [detailed information, analysis, and any applicable CREO goals](#) on this topic.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
This ordinance would reduce the unappropriated balance of the General Fund by \$750,000. \$650,000 would be appropriated to 1000-552155-B to support Down Payment Assistance, while the remaining \$100,000 would be appropriated to 1000-552156-B to support Closing Cost Assistance.
3. How does the legislation affect the current fiscal year?  
Click or tap here to enter text.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Click or tap here to enter text.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Click or tap here to enter text.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

### Additional Discussion (if needed)

The General Fund has Unappropriated Fund Balance available to support the proposed amount. The unreserved fund balance of the General Fund is \$192.6 million, as of 3/14/2024.

## Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
  - Maintain and increase affordable housing supply to meet the demands of a diverse population.
  - Address the various needs of the City's most vulnerable population by working to reduce disparities.
  - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
  - Ensure all residents have safe, accessible, quality housing by reducing barriers.
  - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

## Prior Legislation

Res 230569: Directed the City Manager to investigate and develop a homeownership assistance program for City employees

## Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Click or tap here to enter text.
2. How have those groups been engaged and involved in the development of this ordinance?  
Click or tap here to enter text.
3. How does this legislation contribute to a sustainable Kansas City?  
Click or tap here to enter text.
4. Does this legislation create or preserve new housing units?  
Please Select (Press tab after selecting)  
  
Click or tap here to enter text.  
Click or tap here to enter text.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
Please Select (Press tab after selecting)  
  
Click or tap here to enter text.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)  
  
Click or tap here to enter text.
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)





**File #: 240278**

ORDINANCE NO. 240278

Sponsor: Councilmember Andrea Bough

Authorizing the City Manager to execute a one-year \$107,146.00 8th contract amendment with Garry and Associates Insurance Agency, Inc. for benefits advisory services to the City's Healthcare System Trust for the period from March 1, 2024 through February 28, 2025, with three possible one-year renewal options, from previously appropriated funds.

WHEREAS, the City's current contract with Garry and Associates Insurance Agency, Inc. for benefits advisory services to the City's Healthcare System Trust began on March 1, 2016; and

WHEREAS, the Board of Trustees ("the Board") of the City's Healthcare System Trust has been satisfied with their services and has authorized several renewal options; and

WHEREAS, on June 12, 2023, consistent with the Board's authority under Section 2-1390(f)(1) to "engage investment, safekeeping, advisory, legal and other professional services as it deems necessary, the Board voted to add one more year to the contract, with three additional one-year renewal options; and

WHEREAS, as the Board is using Garry and Associates Insurance Agency's experience and services during current contract negotiations for employee health benefits for the next fiscal year, it is in the City's best interests to approve this 8th contract amendment; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby authorized to execute a \$107,146.00 8th contract amendment with Garry and Associates Insurance Agency, Inc. for benefits advisory services to the City's Healthcare System Trust for the period from March 1, 2024 through February 28, 2025, with three possible one-year renewal options, from funds previously appropriated in Account No. 24-6640-142500-B-619080.

..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.

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney

No  
Docket  
Memo  
Provided  
For  
Ordinance  
240278



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**File #: 240228**

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ORDINANCE NO. 240228

Sponsor: Councilmember Andrea Bough

Levying taxes for Fiscal Year 2024-25 for the General Revenue, Health, General Debt and Interest, and Museum Special Revenue Funds on all property in Kansas City subject to taxation on January 1, 2024; providing for the extension of such levies by the Director of Finance; and authorizing the collection by the Director of Finance.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That taxes for Fiscal Year 2024-25, commencing on the first day of May, 2024, in the total amount of one dollar forty-nine and fifty-three hundredth cents (\$.4953) per hundred dollars, shall be and are levied on all property within the City subject to taxation on January 1, 2024, under the Constitution and laws of the State of Missouri, both real and tangible personal, subject to the provisions contained in Section 2 of this ordinance, as follows:

FIRST: A general tax of fifty-four and one hundredth cents (\$.5401) on each hundred dollars of the assessed valuation of all such taxable property is levied and imposed for municipal operating purposes, to be credited to the General Revenue Fund.

SECOND: A general tax of fifty-four and three hundredth cents (\$.5403) on each hundred dollars of assessed valuation of all such taxable property is levied and imposed for municipal operating expenses for hospitals and public health purposes, to be credited to the Health Fund.

THIRD: The Council, pursuant to authority granted under Section 92.031, RSMo, in the alternative, elects to impose a tax for debt service of forty cents (\$.4000) on each hundred dollars of assessed valuation of all such taxable property, which tax is necessary for the maintenance of the General Debt and Interest Fund for the redemption of the outstanding general obligation bonds of the City maturing in Fiscal Year 2024-25 and for the payment of all interest becoming due and payable in Fiscal Year 2024-25, on the entire outstanding general obligation bond indebtedness of the City, except indebtedness upon which the principal and interest are payable or budgeted for payment from other funds of the City.

FOURTH: A general tax of one and forty-nine hundredth cents (\$.0149) on each hundred dollars of the assessed valuation of all such taxable property is levied and imposed for municipal museum purposes, to be credited to the Museum Special Revenue Fund.

Section 2. (a) In determining the amount of taxes levied by this ordinance upon property subject to such levy, the true value of such property shall be taken to be the valuation shown in the assessments returned by the Assessor for the county in which the property is located for Fiscal Year 2024-25, as equalized according to law; and this levy is made upon the basis of that valuation.

(b) The general taxes levied upon the real estate and tangible personal property, and other than the goods, wares and merchandise held by all merchants and raw material, merchandise, finished products, tools, machinery and appliances used or kept on hand by all manufacturers, shall be entered and extended by the Director of Finance in the land and tangible personal property tax records for 2024.

(c) The taxes herein levied above are levied at the levels authorized under the Missouri Constitution and Statutes upon the assessments as estimated at the time of levy, provided however, the Legislature having mandated equalization maintenance upon the receipt of equalized valuations, the Council shall proceed to revise and roll back, if required, the foregoing levy upon such equalized assessments in accordance with constitutional and statutory requirements and such taxes shall be extended, billed and collected in the manner provided by ordinance.

(d) The Director of Finance shall provide for the collection of all taxes levied by this ordinance.

..end

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I hereby certify that the levy specified in the THIRD paragraph of Section 1 of the foregoing ordinance is necessary for the maintenance of the General Debt and Interest Fund for the payment of principal and interest on the outstanding general obligation bond indebtedness of Kansas City, as stated therein.

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Samuel Miller

Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240228

Submitted Department/Preparer: Finance

Revised 11/01/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Levying taxes for Fiscal Year 2024-25 for the General Revenue, Health, General Debt and Interest and Museum Special Revenue Funds on all property in Kansas City subject to taxation on January 1, 2024; providing for the extension of such levies by the Director of Finance; and authorizing the collection by the Director of Finance.

### Discussion

Taxes for Fiscal Year 2024-25, commencing on the first day of May 2024, in the total amount of \$1.4953 per \$100, shall be levied upon all property within the City subject to taxation on January 1, 2024, under the Constitution and laws of the State of Missouri for both real and tangible personal property.

A general tax of 54.01 cents on each \$100 of the assessed valuation of all such taxable property is levied and imposed for municipal operating purposes to be credited to the General Fund.

A general tax of 54.03 cents on each \$100 of the assessed valuation of all such taxable property is levied and imposed for municipal operating expenses for hospitals and public health to be credited to the Health Levy Fund.

A tax of 40.00 cents on each \$100 of the assessed valuation of all such taxable property is imposed for purposes of paying debt service on outstanding general obligation bonds of the City.

A general tax of 1.49 cents on each \$100 of the assessed valuation of all such taxable property for municipal museum purposes, to be credited to the Museum Special Revenue Fund.

### Fiscal Impact

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

2. What is the funding source?  
Collecting Revenue for the General fund 1000 12000 45XXXX (various), Health Fund 2330 120000 45XXX (various), Genral Debt & Interest Fund 5010 120000 45XXXX (various), Museum Fund 2020 12000 45XXXX (various)
3. How does the legislation affect the current fiscal year?  
The legislation does not affect the current year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Yes, it estimates revenues for Fiscal Year 2024-25.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Yes, the legislation will generate revenues for fiscal year 2024-25.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

Click or tap here to enter text.

**Citywide Business Plan (CWBP) Impact**

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - Foster a solutions-oriented, welcoming culture for employees and City Partners.
  -

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## Prior Legislation

230171

## Service Level Impacts

Property tax collections significantly impact the City's ability to provide services. The general levy revenue is used to support basic services provided by the City such as public safety, road repair and emergency response. Revenues generated from the debt levy are used to meet the City's general debt obligations. Revenues generated from the health levy are dedicated to the health fund which supports care for the indigent. Revenues generated from the museum levy are used to support the Kansas City Museum.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Yes, the property taxes collected from the health levy are dedicated to the health fund and used to pay expenditures related to healthcare for the indigent and support Health Department programs.
  
2. How have those groups been engaged and involved in the development of this ordinance?  
The City's budget office holds annual budget meeting with the community to gain insight about citizen's priorities. The revenue generated from property taxes will support the City's adopted budget.
  
3. How does this legislation contribute to a sustainable Kansas City?  
The revenue generated from this legislation allows the City to meet its debt obligations as well as provide funding for the basic services provided by the City. This legislation also generates funds to provide healthcare services for the indigent.
  
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.  
Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

[Click or tap here to enter text.](#)

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

[Click or tap here to enter text.](#)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



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**File #: 240229**

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ORDINANCE NO. 240229

Sponsor: Councilmember Andrea Bough

Setting the rates for the trafficway maintenance tax, the park and boulevard maintenance tax, and the boulevards and parkways front foot assessment at \$0.00 for Fiscal Year 2024-25 in accordance with Section 68-582 of the Code of Ordinances.

WHEREAS, at the election held on August 7, 2012, the voters of the City of Kansas City, Missouri, approved a park sales tax of 1/2 cent authorized by Section 644.032 of the Revised Statutes of Missouri for the purpose of providing for the maintenance and operations of local parks, parkways, boulevards and community centers, to become effective January 1, 2013; and

WHEREAS, in approving the park sales tax at the August 7, 2012, election, the voters directed that the City cease billing and collecting the trafficway maintenance tax, the park and boulevard maintenance tax, and the boulevards and parkways front foot assessment by setting the assessment for each at \$0.00 effective January 1, 2013, and for each following year for as long as the park sales tax is in effect; and

WHEREAS, upon approval of the park sales tax on August 7, 2012, Section 68-582 of the Code of Ordinances was adopted, requiring that, beginning January 1, 2013, and each year thereafter when levies are set by the City Council as part of its annual budget deliberations, the City Council will adopt appropriate ordinances that establish the park and boulevard maintenance taxes and trafficway maintenance taxes at \$0.00, and establish the boulevards and parkways front foot assessments at \$0.00; and

WHEREAS, at their meeting held on January 23, 2024, the Board of Parks and Recreation Commissioners passed Resolution No. 32400 recommending to the City Council that the assessment for the park and boulevard maintenance tax and the boulevards and parkways front foot assessment each be set as \$0.00 for Fiscal Year 2024-25; NOW, THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That for the purpose of maintaining, adorning, constructing, repairing and otherwise improving the parks, parkways, boulevards, roads and grounds located in the City under the control and management of the Board of Parks and Recreation Commissioners, a maintenance tax of \$0.00 on each hundred dollars of the assessed value upon real estate, exclusive of buildings and improvements, not exempted by law from taxation is imposed and levied according to the valuation and assessment of real estate for Fiscal Year 2024-25.

Section 2. That for the purpose of maintaining, repairing, and otherwise improving the boulevards, parkways, roads, streets, avenues and highways under the control and management of the Board of Parks and Recreation, there is levied for Fiscal Year 2024-25, a special assessment of \$0.00 per lineal foot on all lots, tracts, and parcels of land, abutting the boulevards, parkways, roads, streets, avenues and highways under the control and management of the Board of Parks and Recreation Commissioners.

Section 3. That there is hereby levied upon all real estate, exclusive of all improvements, not exempt by law from general taxation in the North, East and West Trafficway Districts, as established in Sections 2-1934, 2-1935 and 2-1936, respectively, of the Code of Ordinances, a special assessment of \$0.00 on each hundred dollars of the assessed value of real estate, exclusive of improvements, the assessed value to be the same as shown by the books of the Director of Finance for the assessment of real estate in the North, East and West Trafficway Districts made for general City purposes for Fiscal Year 2024-25 as to all real estate listed on the books for taxation for general City purposes.

..end

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Approved as to form:

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Samuel Miller  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240229

Submitted Department/Preparer: Finance

Revised 10/23/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Setting the rates for the trafficway maintenance tax, the park and boulevard maintenance tax, and the boulevards and parkways front foot assessment at \$0.00 for Fiscal Year 2024-25 in accordance with Section 68-582 of the Code of Ordinances.

### Discussion

In 2012, the voters of Kansas City, Missouri approves a park sales tax of ½ cent for the purpose of maintenance and operations of local parks, parkways, boulevards, and community centers. In approving this sales tax, the voters directed the City to cease billing and collecting the trafficway maintenance tax, the park and boulevard maintenance tax, and the boulevards and parkways front foot assessment by setting each assessment at \$0.00.

Each year the Board of Parks and Recreation Commissioners passes a resolution recommending to the City Council that these assessments be set at \$0.00 for the following fiscal year. When levies are set by the City Council as part of its annual Budget deliberations, the City Council will adopt the ordinances that establish the park and boulevard maintenance taxes, trafficway maintenance taxes, and boulevard and parkway front foot assessments at \$0.00.

The Board of Parks and Recreation Commissioners met on January 23, 2024, and approved Resolution No. 32400, recommending these assessments be set at \$0.00 for Fiscal Year 2024-25.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
N/A
3. How does the legislation affect the current fiscal year?  
N/A

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

This legislation sets the park and boulevard maintenance tax, trafficway maintenance tax, and boulevard and parkway front foot assessment at \$0.00

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

This legislation is submitted annually to support the park sales tax.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- |   |                              |  |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

### Additional Discussion (if needed)

## Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Reform the City's economic incentives to meet the policy objectives of the City Council
  - Ensure the resiliency of City government
  - Engage in workforce planning including employee recruitment, development, retention, and engagement
  - Ensure a responsive, representative, engaged, and transparent City government

## Prior Legislation

Ordinances Nos. 230172, 220196, 200167, 190166, 180136, 170151, 160152, 150143, 140171, 130166.

## Service Level Impacts

N/A

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
N/A
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
N/A
4. Does this legislation create or preserve new housing units?  
N/A
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
N/A
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
N/A
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
N/A



**File #: 240230**

ORDINANCE NO. 240230

Sponsor: Councilmember Andrea Bough

Submitting the Annual Budget of the City for the Fiscal Year 2024-25; estimating the revenues for the fiscal year; appropriating for the purposes stated the sums set forth in the budget; directing the Director of Finance to make the necessary entries upon the City’s records to show the appropriations and allocations provided for; authorizing inter-fund loans; and electing to establish a budget adoption deadline pursuant to Section 805(i) of the City Charter.

WHEREAS, Section 805 of the City Charter requires the City Council to adopt an annual budget and, as adopted, the budget constitutes an appropriation of the amount for the purposes stated as the appropriation and authorization of the amount to be raised by taxation for the purposes of the City, plus any unencumbered balance from previous years;

WHEREAS, the City Council has reviewed this budget and held public hearings; NOW, THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That the detailed estimated revenues of the City for the ensuing Fiscal Year 2024-25 are as set forth in said budget in Schedules VIII, X, XI, XII, XIII and XIV.

Section 2. That by adoption of said annual budget, there are hereby appropriated for the purposes stated herein the sums set forth in Schedules II, III, IV and V. The sums hereby appropriated are set out in detail in Schedules X, XI, XII, XIII and XIV, inclusive, by activity accounts, and the total sum appropriated for each such account is divided in the following classifications, as applicable, thereof, to-wit: (a) Personal Services, (b) Contractual Services, (c) Commodities, (e) Capital Outlay, (f) Pass Through Payments, and (g) Debt Service.

Section 3. That requisitions for encumbrances against and the payment of money out of the various appropriations described in this ordinance shall be made by those officers and employees of the City and by those persons or boards whose titles are set out opposite the designation of the departments, offices, and purposes to or for which appropriations have been made, respectively, as set forth in the following schedule:

**Schedule for Appropriation  
GOVERNMENTAL ACTIVITIES FUNDS**

Department or Activity	Requisitioning Authority	Amount of Appropriation
<b>General Fund</b>		<b>\$781,847,856</b>
Boards of Election Commissioners	Director of Finance	\$4,108,000
City Planning and Development	Director of City Planning and Development	\$2,255,486
	Director of Finance (Debt)	\$1,003,466
Civil Rights and Equal Opportunity	Director of Civil Rights and Equal Opportunity	\$2,606,200
Contingent Appropriation	City Manager	\$7,086,945
Economic Development	City Manager	\$75,000
	Director of Finance	\$40
	Director of Finance (Debt)	\$1,847,904
Finance	Director of Finance	\$16,379,206
	Director of Finance (Debt)	\$1,804,478
Fire	Director of Fire/ Fire Chief	\$222,907,207
	Director of General Services	\$0
General Services	Director of Finance (Debt)	\$548,318
	Director of General Services	\$28,002,979
	Director of Human Resources	\$338,872
	Director of Public Works	\$0
Housing & Community Development	Director of Housing and Community Development	\$7,006,012
	Director of Neighborhoods Services	\$0
Human Resources	City Manager	\$3,220
	Director of Finance (Debt)	\$109,250
	Director of Human Resources	\$7,784,882
Law	City Attorney	\$7,442,655
Municipal Court	Administrator of the Municipal Court	\$9,308,543
Neighborhoods	City Manager	\$0
	Director of Finance (Debt)	\$1,213,151
	Director of Neighborhoods Services	\$26,002,877
Office of the City Auditor	City Auditor	\$1,274,438
Office of the City Clerk	City Clerk	\$879,341
Office of the City Manager	City Manager	\$15,174,437
	Director of Finance (Debt)	\$0
	Director of Human Resources	\$0
Offices of Mayor and Council	At Large District 1 Councilperson	\$40,000
	At Large District 2 Councilperson	\$40,000
	At Large District 3 Councilperson	\$40,000
	At Large District 4 Councilperson	\$40,000
	At Large District 5 Councilperson	\$40,000
	At Large District 6 Councilperson	\$40,000
	In District 1 Councilperson	\$40,000

	In District 2 Councilperson	\$40,000
	In District 3 Councilperson	\$40,000
	In District 4 Councilperson	\$40,000
	In District 5 Councilperson	\$40,000
	In District 6 Councilperson	\$40,000
	Mayor	\$3,696,712
	Mayor Pro Tem	\$3,223,643
Parks and Recreation	Board of Parks and Recreation Commissioners	\$1,658,220
Police	Board of Police Commissioners	\$270,099,743
	Director of Finance (Debt)	\$2,190,750
	Director of General Services	\$6,393,238
Public Works	Director of Finance (Debt)	\$4,753,155
	Director of Neighborhoods Services	\$107
	Director of Public Works	\$47,332,105
Transfers	Director of Finance (Transfers)	\$76,857,276
<b>American Rescue Plan Fund</b>		<b>\$1,426,570</b>
Public Works	Director of Public Works	\$1,426,570
<b>Arterial Street Impact Fee</b>		<b>\$24,158</b>
Transfers	Director of Finance (Transfers)	\$24,158
<b>Assessment and Triage Center Fund</b>		<b>\$1,000,000</b>
Municipal Court	Administrator of the Municipal Court	\$1,000,000
<b>Brownfields Revolving</b>		<b>\$252,442</b>
City Planning and Development	Director of City Planning and Development	\$252,442
<b>Capital Improvements</b>		<b>\$99,753,214</b>
City Planning and Development	Director of City Planning and Development	\$300,000
Civil Rights and Equal Opportunity	Director of Civil Rights and Equal Opportunity	\$427,613
Economic Development	Director of Finance (Debt)	\$620,032
Finance	Director of Finance	\$2,859,832
General Services	Director of Finance (Debt)	\$4,563,398
	Director of General Services	\$8,096,492
Neighborhoods	Director of Finance (Debt)	\$171,561
	Director of Neighborhoods Services	\$0
Parks and Recreation	Board of Parks and Recreation Commissioners	\$14,431,132
	Director of Finance (Debt)	\$1,212,393
Public Works	Director of Finance (Debt)	\$4,598,644
	Director of Public Works	\$60,391,117
Water Services	Director of Finance (Debt)	\$0
	Director of Water Services	\$2,081,000
<b>Central City Sales Tax</b>		<b>\$12,897,873</b>
Housing & Community Development	Director of Housing and Community Development	\$12,837,996
	Director of Neighborhoods Services	\$0

Transfers	Director of Finance (Transfers)	\$59,877
<b>Community Development Funds</b>		<b>\$7,642,611</b>
Civil Rights and Equal Opportunity	Director of Civil Rights and Equal Opportunity	\$7,465
Housing & Community Development	Director of Housing and Community Development	\$7,623,371
	Director of Neighborhoods Services	\$11,775
<b>Convention And Sports Complex</b>		<b>\$29,423,235</b>
Convention and Entertainment Facilities	Director of Convention and Entertainment Facilities	\$700,000
	Director of Finance (Debt)	\$26,055,638
Convention and Tourism	Director of Convention and Entertainment Facilities	\$2,000,000
General Services	Director of Finance (Debt)	\$667,597
	Director of General Services	\$0
<b>Convention and Tourism</b>		<b>\$77,833,779</b>
Convention and Entertainment Facilities	Director of Convention and Entertainment Facilities	\$22,723,296
	Director of Finance (Debt)	\$0
Convention and Tourism	Director of Convention and Entertainment Facilities	\$17,491,439
	Director of Neighborhoods Services	\$10,000
Neighborhoods	Director of Neighborhoods Services	\$350,000
Office of the City Manager	City Manager	\$438,942
Offices of Mayor and Council	Mayor	\$302,500
Public Works	Director of Convention and Entertainment Facilities	\$795
Transfers	Director of Finance (Transfers)	\$36,516,807
<b>Convention Hotel Catering</b>		<b>\$8,451,147</b>
Convention and Entertainment Facilities	Director of Convention and Entertainment Facilities	\$4,233,840
	Director of Finance (Debt)	\$3,882,214
Transfers	Director of Finance (Transfers)	\$335,093
<b>Development Services</b>		<b>\$20,457,461</b>
City Planning and Development	Director of City Planning and Development	\$17,269,774
	Director of General Services	\$0
Finance	Director of Finance	\$47,409
General Services	Director of Finance (Debt)	\$622,938
	Director of General Services	\$361,843
Neighborhoods	City Manager	\$0
	Director of Neighborhoods Services	\$26,230
Transfers	Director of Finance (Transfers)	\$2,129,267
<b>Domestic Violence Grant Fund</b>		<b>\$797,289</b>
Law	City Attorney	\$734,279
Municipal Court	Administrator of the Municipal Court	\$63,010

<b>Domestic Violence Shelters Fund</b>		<b>\$100,000</b>
Housing & Community Development	Director of Housing and Community Development	\$100,000
<b>Downtown Arena Project Fund</b>		<b>\$19,434,217</b>
City Planning and Development	Director of City Planning and Development	\$200,000
Convention and Entertainment Facilities	Director of Convention and Entertainment Facilities	\$3,428,983
Convention and Tourism	Director of Convention and Entertainment Facilities	\$1,311,654
	Director of Finance (Debt)	\$14,403,298
Public Works	Director of Public Works	\$90,282
<b>Downtown Redevelopment District Debt</b>		<b>\$21,529,402</b>
Economic Development	Director of Finance (Debt)	\$21,529,402
<b>Economic Development</b>		<b>\$7,379,109</b>
Civil Rights and Equal Opportunity	Director of Civil Rights and Equal Opportunity	\$318,343
Economic Development	City Attorney	\$173,098
	City Manager	\$4,855,457
	Director of Finance	\$1,157,650
Neighborhoods	City Manager	\$0
	Director of Neighborhoods Services	\$667,709
Office of the City Manager	City Manager	\$206,852
<b>Fire Sales Tax</b>		<b>\$26,030,705</b>
Fire	Director of Finance (Debt)	\$0
	Director of Fire/ Fire Chief	\$24,345,458
	Director of General Services	\$992,466
General Services	Director of General Services	\$532,347
Transfers	Director of Finance (Transfers)	\$160,434
<b>Fire Sales Tax Capital</b>		<b>\$27,735,070</b>
Fire	Director of Finance (Debt)	\$12,417,016
	Director of Fire/ Fire Chief	\$15,142,000
General Services	Director of General Services	\$80,000
Transfers	Director of Finance (Transfers)	\$96,054
<b>G.O. Recovery Zone Bonds</b>		<b>\$2,850,220</b>
Public Works	Director of Finance (Debt)	\$2,850,220
<b>General Debt And Interest</b>		<b>\$64,937,414</b>
Finance	Director of Finance	\$914,472
Housing & Community Development	Director of Finance (Debt)	\$1,164,734
Law	City Attorney	\$28,000
Parks and Recreation	Director of Finance (Debt)	\$4,960,645
Police	Director of Finance (Debt)	\$9,946,750
Public Works	Director of Finance (Debt)	\$45,272,593
Transfers	Director of Finance (Transfers)	\$2,650,220
<b>Golf Operations</b>		<b>\$9,763,424</b>

General Services	Director of Finance (Debt)	\$93,425
Parks and Recreation	Board of Parks and Recreation Commissioners	\$9,087,489
	Director of Finance (Debt)	\$491,179
Transfers	Director of Finance (Transfers)	\$91,331
<b>Governmental Grants Fund</b>		<b>\$5,413,316</b>
Health	Director of Health	\$5,413,316
<b>Health</b>		<b>\$78,468,282</b>
Finance	Director of Finance	\$1,220,950
General Services	Director of Finance (Debt)	\$49,974
	Director of General Services	\$2,196,785
Health	Director of Health	\$23,989,530
Health and Medical Care	Director of Finance (Debt)	\$154,850
	Director of Health	\$32,738,849
Law	City Attorney	\$84,000
Office of the City Manager	City Manager	\$790,523
Police	Board of Police Commissioners	\$669,257
Transfers	Director of Finance (Transfers)	\$16,573,564
<b>Health Levy-Opioid Program</b>		<b>\$500,000</b>
Health	Director of Health	\$500,000
<b>HOME Investment</b>		<b>\$2,666,019</b>
Housing & Community Development	Director of Housing and Community Development	\$2,666,019
	Director of Neighborhoods Services	\$0
<b>Homesteading Authority</b>		<b>\$200,902</b>
Housing & Community Development	Director of Housing and Community Development	\$200,902
<b>Housing Oppor for Persons With Aids</b>		<b>\$2,397,793</b>
Health	Director of Health	\$2,397,793
<b>Housing Trust Fund</b>		<b>\$12,813,798</b>
Housing & Community Development	Director of Housing and Community Development	\$12,813,798
<b>Housing Violation Fund</b>		<b>\$386,683</b>
Municipal Court	Administrator of the Municipal Court	\$309,051
Neighborhoods	Director of Neighborhoods Services	\$77,632
<b>HUD Lead-Based Paint Grant</b>		<b>\$1,380,283</b>
Health	Director of Health	\$1,380,283
<b>Inmate Security</b>		<b>\$552,722</b>
Municipal Court	Administrator of the Municipal Court	\$552,722
	Director of Finance (Debt)	\$0
<b>KCATA Sales Tax</b>		<b>\$37,989,209</b>
Transfers	Director of Finance (Transfers)	\$62,822
Transportation Authorities	Director of Public Works / Director of Transportation	\$37,926,387
<b>Land Bank</b>		<b>\$2,979,901</b>

Housing & Community Development	Director of Housing and Community Development	\$1,008,413
	Director of Neighborhoods Services	\$2,255
Public Works	Director of Public Works	\$1,969,233
<b>Liberty Memorial Trust Fund</b>		<b>\$46,328</b>
Parks and Recreation	Board of Parks and Recreation Commissioners	\$46,328
<b>Love Thy Neighbor Fund</b>		<b>\$25,000</b>
Neighborhoods	Director of Neighborhoods Services	\$25,000
<b>Marijuana Sales Tax Fund</b>		<b>\$3,000,000</b>
Health	Director of Health	\$1,000,000
Housing & Community Development	Director of Housing and Community Development	\$1,000,000
Public Works	Director of Public Works	\$1,000,000
<b>Museum</b>		<b>\$2,080,521</b>
Finance	Director of Finance	\$40,655
Law	City Attorney	\$4,000
Parks and Recreation	Board of Parks and Recreation Commissioners	\$1,572,072
	Director of Finance (Debt)	\$424,020
Transfers	Director of Finance (Transfers)	\$39,774
<b>Neighborhood Grants</b>		<b>\$797,193</b>
Civil Rights and Equal Opportunity	Director of Civil Rights and Equal Opportunity	\$46,437
Housing & Community Development	Director of Housing and Community Development	\$745,152
	Director of Neighborhoods Services	\$0
Municipal Court	Administrator of the Municipal Court	\$5,604
<b>Neighborhood Tourist Development</b>		<b>\$3,017,752</b>
Convention and Tourism	Director of Neighborhoods Services	\$2,943,290
Neighborhoods	Director of Neighborhoods Services	\$63,739
Transfers	Director of Finance (Transfers)	\$10,723
<b>Parking</b>		<b>\$8,859,739</b>
Police	Board of Police Commissioners	\$395,938
Public Works	Director of Finance (Debt)	\$1,941,324
	Director of Public Works	\$6,425,775
Transfers	Director of Finance (Transfers)	\$96,702
<b>Parks and Recreation</b>		<b>\$56,464,561</b>
General Services	Director of Finance (Debt)	\$195,267
	Director of General Services	\$1,062
	Director of Human Resources	\$0
Parks and Recreation	Board of Parks and Recreation Commissioners	\$53,478,520
	Director of Finance (Debt)	\$924,299
Transfers	Director of Finance (Transfers)	\$1,865,413
<b>Performing Arts Center Garage</b>		<b>\$10,289,236</b>
Finance	Director of Finance (Debt)	\$265,302

Public Works	Director of Finance (Debt)	\$9,455,700
	Director of Public Works	\$568,234
<b>Police Drug Enforcement</b>		<b>\$4,823,887</b>
Police	Board of Police Commissioners	\$4,823,887
<b>Police Grant</b>		<b>\$11,672,817</b>
Police	Board of Police Commissioners	\$11,672,817
<b>Probation Fund</b>		<b>\$709,119</b>
Municipal Court	Administrator of the Municipal Court	\$709,119
<b>Public Mass Transportation</b>		<b>\$47,379,390</b>
Office of the City Manager	City Manager	\$72
Public Works	City Manager	\$0
	Director of Public Works	\$14,795,563
Transfers	Director of Finance (Transfers)	\$2,999,813
Transportation Authorities	Director of Public Works / Director of Transportation	\$29,583,942
<b>Public Safety Sales Tax</b>		<b>\$24,989,869</b>
General Services	Director of Finance (Debt)	\$34,003
	Director of General Services	\$1,234,950
	Director of Public Works	\$0
Office of the City Manager	City Manager	\$2,007,618
	Director of Finance (Debt)	\$0
Police	Board of Police Commissioners	\$6,200,000
	Director of Finance (Debt)	\$4,326,548
	Director of General Services	\$540,000
Transfers	Director of Finance (Transfers)	\$10,146,750
Water Services	Director of Water Services	\$500,000
<b>Ryan White HIV/AIDS</b>		<b>\$4,766,409</b>
Health	Director of Health	\$4,766,409
<b>Specialty Court Fund</b>		<b>\$360,873</b>
Municipal Court	Administrator of the Municipal Court	\$360,873
<b>STIF Brush Creek-Blue Pkwy Town Center</b>		<b>\$1,269,381</b>
Economic Development	Director of Finance	\$43,850
	Director of Finance (Debt)	\$1,225,531
<b>STIF East Village</b>		<b>\$3,783,778</b>
Economic Development	Director of Finance (Debt)	\$3,783,778
<b>STIF Hotel President</b>		<b>\$1,876,135</b>
Economic Development	Director of Finance	\$0
	Director of Finance (Debt)	\$1,876,135
<b>STIF Linwood Shopping Center</b>		<b>\$2,004,853</b>
City Planning and Development	Director of Finance (Debt)	\$137,473
Economic Development	Director of Finance (Debt)	\$1,207,940
Housing & Community Development	Director of Housing and Community	\$659,440

	Development	
	Director of Neighborhoods Services	\$0
<b>Strategic Neighborhoods</b>		<b>\$445,263</b>
Economic Development	Director of Finance (Debt)	\$303,427
Housing & Community Development	Director of Housing and Community Development	\$137,000
Transfers	Director of Finance (Transfers)	\$4,836
<b>Street Car</b>		<b>\$30,096,954</b>
Public Works	Director of Public Works	\$280,928
Transfers	Director of Finance (Transfers)	\$78,724
Transportation Authorities	Director of Finance (Debt)	\$15,399,317
	Director of Public Works / Director of Transportation	\$14,337,985
<b>Street Maintenance</b>		<b>\$65,267,950</b>
General Services	Director of Finance (Debt)	\$1,212,631
	Director of General Services	\$333,670
	Director of Public Works	\$0
Housing & Community Development	Director of Housing and Community Development	\$1,342
Office of the City Manager	City Manager	\$117,941
Parks and Recreation	Board of Parks and Recreation Commissioners	\$2,328,292
	Director of Finance (Debt)	\$25,909
Public Works	Director of Finance (Debt)	\$917,725
	Director of Public Works	\$56,744,933
Transfers	Director of Finance (Transfers)	\$1,981,365
Water Services	Director of Water Services	\$1,604,142
<b>TIF Special Allocation</b>		<b>\$43,600</b>
Economic Development	Director of Finance (Debt)	\$43,600
<b>Violence Prevention &amp; Intervene</b>		<b>\$6,000,000</b>
Health	Director of Health	\$6,000,000
<b>Governmental Activities Total</b>		<b>\$1,657,386,711</b>

**BUSINESS TYPE FUNDS**

<b>Aviation</b>		<b>\$245,148,834</b>
Aviation	Director of Aviation	\$155,713,461
	Director of Finance (Debt)	\$89,135,840
Civil Rights and Equal Opportunity	Director of Civil Rights and Equal Opportunity	\$90,420
Transfers	Director of Finance (Transfers)	\$209,113
<b>Customer Facility Charges</b>		<b>\$8,668,862</b>
Aviation	Director of Aviation	\$8,668,862
<b>DEA Drug Forfeiture</b>		<b>\$3,811</b>
Aviation	Director of Aviation	\$3,811
<b>Passenger Facility Charge</b>		<b>\$19,961,580</b>

Aviation	Director of Aviation	\$12,275,000
	Director of Finance (Debt)	\$7,686,580
<b>Sewer</b>		<b>\$273,165,547</b>
Transfers	Director of Finance (Transfers)	\$165,676
Water Services	Director of Finance (Debt)	\$57,549,661
	Director of Water Services	\$215,450,210
<b>Stormwater</b>		<b>\$16,403,565</b>
Transfers	Director of Finance (Transfers)	\$41,819
Water Services	Director of Finance (Debt)	\$100,030
	Director of Water Services	\$16,261,716
<b>Water</b>		<b>\$205,955,100</b>
General Services	Director of General Services	\$9,341
Transfers	Director of Finance (Transfers)	\$214,972
Water Services	Director of Finance (Debt)	\$40,866,369
	Director of Water Services	\$164,864,418
<b>Business-Type Activities Total</b>		<b>\$769,307,299</b>

INTERNAL SERVICE FUNDS

<b>City Legal Expense Fund</b>		<b>\$15,192,697</b>
Human Resources	Director of Human Resources	\$250,000
Law	City Attorney	\$14,942,697
<b>Fleet Services</b>		<b>\$27,758,123</b>
General Services	Director of Finance (Debt)	\$372,301
	Director of General Services	\$27,385,822
<b>General Services</b>		<b>\$49,930,609</b>
General Services	Director of Finance (Debt)	\$0
	Director of General Services	\$49,930,609
<b>Health Care and Wellness</b>		<b>\$91,067,785</b>
Human Resources	Director of Human Resources	\$91,067,785
<b>Information Tech Reimb Serv</b>		<b>\$21,350,099</b>
General Services	Director of Finance (Debt)	\$0
	Director of General Services	\$21,250,099
Human Resources	Director of Human Resources	\$100,000
<b>IT Working Capital</b>		<b>\$1,098</b>
General Services	Director of General Services	\$1,098
<b>Parks And Rec Working Capital</b>		<b>\$1,200,000</b>
Parks and Recreation	Board of Parks and Recreation Commissioners	\$1,200,000
<b>Payments in Lieu of Taxes</b>		<b>\$9,402,200</b>
Finance	Director of Finance (Debt)	\$6,832,300
Public Works	Director of Finance (Debt)	\$401,000
Transfers	Director of Finance (Transfers)	\$2,168,900
<b>Pollution Cntrl Working Cap</b>		<b>\$3,075,000</b>

Water Services	Director of Water Services	\$3,075,000
<b>Solid Waste Working Capital</b>		<b>\$322,000</b>
Public Works	Director of Neighborhoods Services	\$0
	Director of Public Works	\$322,000
<b>Water Working Capital</b>		<b>\$1,000,000</b>
Water Services	Director of Water Services	\$1,000,000
<b>Workers Compensation Fund</b>		<b>\$32,217,702</b>
General Services	Director of General Services	\$31,741,752
Law	City Attorney	\$475,950
<b>Consolidated Funds Total</b>		<b>\$252,517,313</b>
<b>Grand Total</b>		<b>\$2,679,211,323</b>

Section 4. That in accordance with Section 806(a)(1) of the City Charter, the Director of Finance is hereby authorized to borrow not to exceed \$350,000,000.00 from any City fund to meet the cash requirements of any other City fund in anticipation of the receipts from revenues, for the Fiscal Year 2024-25. Such borrowings may be in the form of temporary loans made from one current operating fund of the City, including the operating funds of the enterprise funds, to another, provided sufficient money is available for this purpose. Such temporary loans may be made from time to time and at such times and in such amounts as the Director of Finance may deem necessary. However, the aggregate amount of such outstanding loans shall at no time exceed \$350,000,000.00 and at no time shall individually exceed 75% of the estimated revenues of each City fund for the Fiscal Year 2024-25 then outstanding and uncollected.

Section 5. That all such loans shall be repaid on or before the due date thereof out of the receipts from revenues of the 2024-25 Fiscal Year and shall become due not more than nine months from the date of incurring the same, and in no event beyond the end of the 2024-25 Fiscal Year.

Section 6. That the Director of Finance is directed to make the necessary entries upon the City's records to show the appropriations and allocations as set forth in this ordinance.

Section 7. That the form of the budget hereby adopted, the estimated revenues therein contained, and the appropriations made by this ordinance as set out in such budget are hereby approved.

Section 8. That pursuant to Section 805(i) of the City Charter, the Council sets March 28, 2024, as the deadline for adoption of the Fiscal Year 2024-25 Budget.

..end

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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.

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Samuel E. Miller  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240230

Submitted Department/Preparer: Finance

Revised 11/01/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Submitting the Annual Budget of the City for the Fiscal Year 2024-25; estimating the revenues for the fiscal year; appropriating for the purposes stated the sums set forth in the budget; directing the Director of Finance to make the necessary entries upon the City's records to show the appropriations and allocations provided for; authorizing inter-fund loans; and electing to establish a budget adoption deadline pursuant to Section 805(i) of the City Charter.

### Discussion

This Ordinance, its amendments, and its attachments outline the appropriations and revenue estimates for the FY 2024-25 Submitted Budget. This legislation impacts all Citywide Business Plan goals. The funding sources below include transfers in and transfers out, as well as internal services funds. Internal services funds are funds that support several internal services departments, providing goods or services to departments on a cost reimbursement basis.

### Fiscal Impact

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

2. What is the funding source?

**Sources/Revenues:**

Governmental Activities: \$1,579,134,614

Business Type Activities: \$750,707,971

Internal Services Funds: \$256,164,059

Total: \$2,586,006,644

**Uses/Expenditures:**

Governmental Activities: \$1,657,386,711

Business Type Activities: \$769,307,299

Internal Services Funds: \$252,517,313

Total: \$2,679,211,323

3. How does the legislation affect the current fiscal year?  
N/A
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
This legislation is for the Fiscal Year 2024-2025 Budget.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Yes

**Office of Management and Budget Review**  
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

This legislation estimates and appropriates funding for various City funds.

## Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - Foster a solutions-oriented, welcoming culture for employees and City Partners.
  - 
  -



## Prior Legislation

Related ordinance adopting the FY24 budget, ordinance no. 230175  
Related ordinance adopting the FY23 budget, ordinance no. 220199  
Related ordinance adopting the FY22 budget, ordinance no. 210159

## Service Level Impacts

All Departments, Divisions, and Subsidiary organizations of KCMO are affected.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Citywide impact. This budget includes funding that promotes healthy communities.
2. How have those groups been engaged and involved in the development of this ordinance?  
The Office of Management and Budget will hold three public budget hearings where the public is invited to view a presentation and give feedback on the proposed budget.
3. How does this legislation contribute to a sustainable Kansas City?  
This legislation impacts all of the City's strategies, objectives, goals, and efforts which includes environmental and economic sustainability.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)



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**File #: 240231**

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ORDINANCE NO. 240231

Sponsor: Councilmember Andrea Bough

Establishing Fund No. 3825, the General Obligation Series 2025A Q1-22 Bond Fund in the records of the City of Kansas City, Missouri; estimating and appropriating \$12,500,000.00 from the Unappropriated Fund Balance of the General Obligation Series 2025A Q1-22 Bond Fund; establishing Fund No. 3925, the Taxable General Obligation Series 2025B Q2-22 Bond Fund in the records of the City of Kansas City, Missouri; estimating and appropriating \$12,500,000.00 from the Unappropriated Fund Balance of the Taxable General Obligation Series 2025B Q2-22 Bond Fund; designating requisitioning authorities; declaring the intent of the City to reimburse itself from the bond proceeds for certain expenditures; authorizing the Director of Finance to close project accounts; and establishing the effective date of this ordinance.

WHEREAS, the City of Kansas City, Missouri (the "City"), is authorized under the provisions of Article VI, Section 26 of the Constitution of Missouri, 1945, as amended, and its charter (the "General Obligation Bond Law") to incur indebtedness and issue and sell general obligation bonds of the City to evidence such indebtedness for lawful purposes, upon obtaining the approval of the required majority of the qualified electors of the City voting on the question to incur such indebtedness; and

WHEREAS, pursuant to General Obligation Bond Law, a special election was also duly held in the City on Tuesday, November 8, 2022 (the "2022 Election"), on the question of whether to issue general obligation bonds of the City in an amount not to exceed \$125,000,000.00 for the purpose of paying for the acquisition, construction, renovation, improvement, equipping, and furnishing of City parks, recreation, and entertainment facilities (the "Parks and Entertainment Facilities Question"); and

WHEREAS, the votes cast at the 2022 Election were duly canvassed as provided by law, and it was found and declared that not less than four sevenths of the qualified voters of the City voting at the 2022 Election on said Parks and Entertainment Facilities Question voted in favor of the issuance of said bonds, the vote on said Parks and Entertainment Facilities Question having been 102,950 votes for the issuance of said bonds and 42,582 votes against the issuance of said bonds; and

WHEREAS, pursuant to General Obligation Bond Law, a special election was also duly held in the City on Tuesday, November 8, 2022 (the "2022 Election"), on the question of whether to issue general obligation bonds of the City in an amount not to exceed \$50,000,000.00 for the purpose of affordable housing through the rehabilitation, renovation, and construction of

houses and buildings, including blight removal, to provide affordable housing for very low-to moderate-income households; and

WHEREAS, the votes cast at the 2022 Election were duly canvassed as provided by law, and it was found and declared that not less than four-sevenths of the qualified voters of the City voting at the 2022 Election on said Affordable Housing Question voted in favor of the issuance of said bonds, the vote on said Affordable Housing Question having been 103,596 votes for the issuance of said bonds and 42,293 votes against the issuance of said bonds; and

WHEREAS, pursuant to Ordinance No. 220918, As Amended, the total amount for the citywide allocation of city parks projects is \$20 million and the total amount for the in-district allocations is \$60 million with \$10 million for each council district; and

WHEREAS, the City Council adopted Resolution No. 220902 on October 13, 2022, expressing its intent that any sums from the General Obligation Bonds Question No. 2 would be appropriated from the bond fund into the Housing Trust Fund; and

WHEREAS, pursuant to Committee Substitute for Resolution Nos. 230893, the 2025-2029 Citywide Business Plan included the Submitted FY 2024-2027 2022 Bond Four-Year Plan of which fiscal year (FY2024-25) was approved; and

WHEREAS, the cost of the projects will be funded with the issuance of general obligation bonds in Spring 2025 and the payment of scheduled debt service payments on the bonds will be made from ad valorem taxes over a successive twenty (20) year period with the first payments beginning in fiscal year 2026; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Fund No. 3825 is hereby established as the General Obligation Bond Series 2025A QI-22 Project Fund in the records of the City of Kansas City, Missouri.

Section 2. That the revenues in the following account of Fund No. 3825, the General Obligation Bond Series 2025A QI -22 Project Fund, is hereby estimated in the following amounts:

AL-3825-120000-590000	Bond Proceeds	\$12,500,000.00
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Section 3. That the sum of \$12,500,000.00 is hereby appropriated from the Unappropriated Fund Balance of Fund No. 3825, the General Obligation Bond Series 2025A QI-22 Project Fund to the following accounts:

AL-3825-708091-B-70240143	Platte Purchase Park	\$600,000.00
AL-3825-708092-B-70240144	Frank Viadik Park	\$600,000.00
AL-3825-708093-B-70240145	Wilson Park	\$600,000.00
AL-3825-708095-B-70240146	Dunn Park	\$450,000.00
AL-3825-708095-B-70240147	Bent Tree Park	\$150,000.00

AL-3825-708096-B-70240148	Indian Creek Trail	\$600,000.00
AL-3825-638027-B-63CCESC25	Bartle Hall Escalator	\$3,500,000.00
AL-3825-638027-B-63COSTD25	Bartle Hall Concessions	\$2,500,000.00
AL-3825-638027-B-63MAIN25	Bartle Hall Kitchen	<u>\$3,500,000.00</u>
	TOTAL	\$12,500,000.00

Section 4. That Fund No. 3925 is hereby established as the Taxable General Obligation Bond Series 2025B Q2-22 Project Fund in the records of the City of Kansas City, Missouri.

Section 5. That the revenues in the following account of Fund No. 3925, the Taxable General Obligation Bond Series 2025B Q2 -22 Project Fund, is hereby estimated in the following amounts:

AL-3925-120000-590000	Bond Proceeds	\$12,500,000.00
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Section 6. That the sum of \$12,500,000.00 is hereby appropriated from the Unappropriated Fund Balance of Fund No. 3925, the Taxable General Obligation Bond Series 2025B Q2-22 Project Fund to the following accounts:

AL-3925-129998-X-902490	Transfer to Housing Trust Fund	\$12,500,000.00
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Section 7. That the revenue in the following account of Fund No. 2490, the Kansas City Housing Trust Fund, is hereby estimated in the following amounts:

25-2490-120000-503925	Transfer from GO Bonds Series 2025B	\$12,500,000.00
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Section 8. That the sum of \$12,500,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Kansas City Housing Trust Fund to the following accounts:

25-2490-552045-B	Housing Funds-Bonds	\$12,500,000.00
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Section 9. That the Director of Parks and Recreation is designated as the requisitioning authority for Account No. AL-3825-707567-B and that the Director of Conventions and Entertainment is designated requisitioning authority for account no. AL-3825-638027-B, that the Director of Finance is designated as requisitioning authority for account no. AL-3925-129998-X and that the Director of Housing Services is designated as requisitioning authority for Account No. 25-2490-552045-B.

Section 10. That the City Council hereby declares its official intent to reimburse itself for certain expenditures made within sixty (60) days prior to or on and after the date of this Ordinance with respect to appropriations in Section 3 and Section 6 (the "Appropriations") with the proceeds of bonds expected to be issued by the City. The maximum principal amount of bonds expected to be issued for the Appropriation is not to exceed \$25,000,000.00. This constitutes a declaration of official intent under Treasury Regulation 1.150-2

Section 11. That the Director of Finance is hereby authorized to close project accounts, encumbrances and retainage related to the accounts in Section 3 and Section 6 and return the unspent portion to the fund balance from which it came upon the earliest of: (i) Project's completion; (ii) final maturity of financing, or (iii) five years after issuance.

Section 12. That this ordinance shall become effective on May 1, 2024.

..end

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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.

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Samuel Miller  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240231

Submitted Department/Preparer: Finance

Revised 11/01/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Establishing Fund No. 3825, the General Obligation Series 2025A Q1-22 Bond Fund in the records of the City of Kansas City, Missouri; estimating and appropriating \$12,500,000.00 from the Unappropriated Fund Balance of the General Obligation Series 2025A Q1-22 Bond Fund; establishing Fund No. 3925, the Taxable General Obligation Series 2025B Q2-22 Bond Fund in the records of the City of Kansas City, Missouri; estimating and appropriating \$12,500,000.00 from the Unappropriated Fund Balance of the Taxable General Obligation Series 2025B Q2-22 Bond Fund; designating requisitioning authorities; declaring the intent of the City to reimburse itself from the bond proceeds for certain expenditures; authorizing the Director of Finance to close project accounts; and establishing the effective date of this ordinance.

### Discussion

Creating funds for the FY25 Question 2022 bond funds and funding the projects as approved with the Citywide Business Plan ordinance 230893

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
We are selling bonds approved by voters in 2022
3. How does the legislation affect the current fiscal year?  
Yes, it issues the funding to pay for the projects in the FY25 approved year of the 5 year GO bond plan.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Bond was approved by voters, we are issuing funds to projects that will be paid for by GO bond sale

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

The project is expected to generate economic activity tax revenue long term.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
  - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
  - Build on existing strengths while developing a comprehensive transportation plan for the future.
  - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
  - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
  - Focus on delivery of safe connections to schools.

## Prior Legislation

Ordinance #220918, 220902, 230893

## Service Level Impacts

Once this ordinance passes, the projects approved in FY25 of the plan will be funded and the departments assigned to them can begin working on completing the projects as outlined in the ordinance

## Other Impacts

1. What will be the potential health impacts to any affected groups?

These projects will increase health of groups that utilize these assets by allowing walkability around the City as well as improve flood control in areas needing it the most. The projects as a whole will not only provide walkability but will increase safety of the individuals utilizing the projects outlined leading to overall health. These projects were reviewed using life X and environmental justice tracts for overall health improvement.

2. How have those groups been engaged and involved in the development of this ordinance?

Parks department has done citizen engagement on citizen priorities in each council district.

3. How does this legislation contribute to a sustainable Kansas City?

These projects were reviewed looking at various sustainability studies.

4. Does this legislation create or preserve new housing units?

Yes (Press tab after selecting)

Total Number of Units Per ordinance question 2 is to be used for housing.

Number of Affordable Units [Click or tap here to enter text.](#)

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

We are not issuing contracts, when the departments are ready to expend the funds, they will go through CREO to utilize the funds for contracts.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)



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**File #: 240232**

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ORDINANCE NO. 240232

Sponsor: Councilmember Andrea Bough

Establishing Fund No. 3525, the General Obligation Series 2025A Question 1 Bond Fund in the records of the City of Kansas City, Missouri; estimating and appropriating \$33,835,000.00 from the Unappropriated Fund Balance of the General Obligation Series 2025A Question 1 Bond Fund; establishing Fund No. 3625, the General Obligation Series 2025A Question 2 Bond Fund in the records of the City of Kansas City, Missouri; estimating and appropriating \$5,622,240.00 from the Unappropriated Fund Balance of the General Obligation Series 2025A Question 2 Bond Fund; establishing Fund No. 3725, the General Obligation Series 2025A Question 3 Bond Fund in the records of the City of Kansas City, Missouri; estimating and appropriating \$505,000.00 from the Unappropriated Fund Balance of the General Obligation Series 2025A Question 3 Bond Fund; designating requisitioning authorities; declaring the intent of the City to reimburse itself from the bond proceeds for certain expenditures; authorizing the Director of Finance to close project accounts; and establishing the effective date of this ordinance.

WHEREAS, Ordinance No. 160877 put before the voters the question of enacting a basic maintenance and capital improvements program for 20 additional years by the extension of the current 1% general sales tax used for capital improvements and maintenance; and

WHEREAS, in a Special Election called on April 4, 2017, the voters of the City of Kansas City, Missouri approved Question 1 to be used for funding Streets, Bridges and Sidewalks, Question 2 to be used for Flood Control and Question 3 to be used for Public Buildings; and

WHEREAS, pursuant to Committee Substitute for Resolution Nos. 230893, the 2025-2029 Citywide Business Plan included the Submitted FY 2025-2029 GOKC Bond Five-Year Plan of which the first year of the plan (FY2024-25) was approved for questions 2 and 3;

WHEREAS, pursuant to Committee Substitute for Resolution Nos. 230935, the 2025-2029 Citywide Business Plan included the Submitted FY 2025-2029 GOKC Bond Five-Year Plan of which the first year of the plan (FY2024-25) was approved for question 1; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Fund No. 3525, the General Obligation Series 2025A Question 1 Bond Fund, is hereby established in the records of the City of Kansas City, Missouri.

Section 2. That the revenue in the following account of Fund No. 3525 General Obligation Series 2025A Question 1 Bond Fund, is hereby estimated in the following amount:

AL-3525-120000-590000                      Bond Proceeds                      \$33,835,000.00

Section 3. That the sum of \$33,835,000.00 for Question 1 - Roads, Bridges, Sidewalks is hereby appropriated from the Unappropriated Fund Balance of Fund No. 3525, the General Obligation Series 2025 Question 1 Bond Fund to the following accounts:

AL-3525-897701-B-89008533	Street Preservation	\$10,000,000.00
AL-3525-898013-B-89008540	22 <sup>nd</sup> /23 <sup>rd</sup> street Corridor Improvements	3,000,000.00
AL-3525-898014-B-89008525	N Oak Reconstruction- 42 <sup>nd</sup> to Vivion	2,000,000.00
AL-3525-898016-B-89008543	Holmes Rd- Blue Ridge to 137 <sup>th</sup>	10,000,000.00
AL-3525-898077-B-89060955	Sidewalk Repair	5,000,000.00
AL-3525-898077-B-89008918	Complete Streets	500,000.00
AL-3525-898077-B-89060957	ADA Curb Ramps	2,500,000.00
AL-3525-898077-B-89004854	Vision Zero	500,000.00
AL-3525-077010-B-07A21100	Public Art - Streets	335,000.00
	ROADWAY TOTAL	\$33,835,000.00

Section 4. That Fund No. 3625, the General Obligation Series 2025A Question 2 Bond Fund, is hereby established in the records of the City of Kansas City, Missouri.

Section 5. That the revenue in the following account of Fund No. 3625, the General Obligation Series 2025A Question 2 Bond Fund, is hereby estimated in the following amount:

AL-3625-120000-590000                      Bond Proceeds                      \$ 5,622,240.00

Section 6. That the sum of \$5,622,240.00 for Question 2 - Flood Control is hereby appropriated from the Unappropriated Fund Balance of Fund No. 3625, the General Obligation Series 2025A Question 2 Bond Fund to the following accounts:

AL-3625-808054-B-82000379	Jeremiah Park/Westport	\$ 4,448,607.00
AL-3625-808051-B-82000366	Brush Creek/Hampton Rd	400,000.00
AL-3625-808057-B-82000090	Flood Warning System	717,966.00
AL-3625-077020-B-07A21100	Public Art - Flood Control	<u>55,667.00</u>
	FLOOD TOTAL	\$ 5,622,240.00

Section 7. That Fund No. 3725, the General Obligation Series 2025A Question 3 Bond Fund, is hereby established in the records of the City of Kansas City, Missouri.

Section 8. That the revenue in the following account of Fund No. 3725, the General Obligation Series 2025A Question 3 Bond Fund, is hereby estimated in the following amount:

AL-3725-120000-590000                      Bond Proceeds                      \$ 505,000.00

Section 9. That the sum of \$505,000.00 is hereby appropriated for Question 3 - Public Buildings from the Unappropriated Fund Balance of Fund No. 3724, the General Obligation Series 2024A Question 3 Bond Fund to the following accounts:

AL-3725-078027-B-07000175	City Hall Renovations	\$ 500,000.00
AL-3725-077030-B-07A21100	Public Art - Public Buildings	<u>5,000.00</u>
	<b>BUILDINGS TOTAL</b>	<b>\$ 505,000.00</b>

Section 10. That the Director of Public Works is hereby designated as the requisitioning authority for Account Nos. AL-3525-897701, AL-3525-898013, AL-3525- 898014, AL-3525-898077, AL-3525-898016, the Director of the General Services Department is hereby designated as the requisitioning authority for Account Nos. AL-3525-077010, AL-3625-077020, AL-3725-077030, AL-3725-078027, that the Director of Water Services is hereby designated as the requisitioning authority for Account Nos. AL-3625-808054, AL-3625-808057 and AL-3625-808051.

Section 11. That the City Council hereby declares its official intent to reimburse itself for certain expenditures made within sixty (60) days prior to or on and after the date of this ordinance with respect to appropriations in Section 3, Section 6 and Section 9 (collectively the "Appropriations") with the proceeds of bonds expected to be issued by the City. The maximum principal amount of bonds expected to be issued for the Appropriations is not to exceed \$39,962,240.00. This constitutes a declaration of official intent under Treasury Regulation 1.150-2.

Section 12. That the Director of Finance is hereby authorized to close project accounts, open encumbrances and retainage related to the accounts in Section 3, Section 6 and Section 9, and return the unspent portion to the Fund balance from which it came upon the earliest of: (i) Project's completion; (ii) final maturity of financing or (iii) five years after issuance.

Section 13. That this ordinance shall become effective on May 1, 2024.

..end

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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.

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Samuel E. Miller  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240232

Submitted Department/Preparer: Finance

Revised 10/23/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Establish funds for questions 1,2 and 3 of the FY25 GO bond issuance, estimates funding and appropriates funds to specific projects.

### Discussion

This ordinance establishes funds for FY25 questions 1, 2 and 3 of the FY25 GO Bond issuance, estimates funds and appropriates to the projects that were approved to fund with the approval of the 5 year Bond plan in ordinance 230893 and 230935 with the Citywide Business Plan.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Bond issuance 2025 for GO Bond questions 1,2 and 3, giving authority to estimate bond funds and appropriate them.
3. How does the legislation affect the current fiscal year?  
Yes, it issues the funding to pay for the projects in the FY25 approved year of the 5 year GO bond plan.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Bond was approved by voters, we are issuing funds to projects that will be paid for by GO bond sale
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
[Click or tap here to enter text.](#)

**Office of Management and Budget Review**  
(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No
- 3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

Click or tap here to enter text.

**Citywide Business Plan (CWBP) Impact**

- 1. View the [FY23 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?  
Infrastructure and Accessibility (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
  - Enhance the accessible, sustainable and better connected multi-modal transportation system
  - Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
  - Increase and support local workforce development and minority, women, and locally-owned businesses
  - Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
  - 
  -

**Prior Legislation**

Ordinance 160877 put the 20 year bond issuance to voters, 230893 approved projects in question 2 and 3 for year 1. 230935 approved year 1 of projects for question 1.

**Service Level Impacts**

Once this ordinance passes, the projects approved in year 1 of the 5 year plan will be funded and the departments assigned to them can begin working on completing the projects as outlined in the ordinance

**Other Impacts**

1. What will be the potential health impacts to any affected groups?

These projects will increase health of groups that utilize these assets by allowing walkability around the City as well as improve flood control in areas needing it the most. The projects as a whole will not only provide walkability but will increase safety of the individuals utilizing the projects outlined leading to overall health. These projects were reviewed using life X and environmental justice tracts for overall health improvement.

2. How have those groups been engaged and involved in the development of this ordinance?

Citizens have spoken out in request of several of the projects funded, other projects are finishing already started projects throughout the city that have been in progress. Further outreach with construction and design will be completed by departments as they move to building the projects.

3. How does this legislation contribute to a sustainable Kansas City?

Yes, these projects were reviewed looking at various sustainability studies

4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

This is approving funds for projects, project contracts will go through CREO to use the funds.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)

