

# GENERAL

## Ordinance Fact Sheet

190938

Ordinance Number

<b>Brief Title</b>	<b>Approval Deadline</b>
1200 and 1210 Broadway Purchase and Financing	Accelerated

<b>Reason</b>
Parking for convention facilities

**Details**

**Positions/Recommendations**

**Reason for Legislation**

Estimating revenue and appropriating \$5,450,000.00 in Fund No. 3439, the 2020A Taxable Special Obligation Bond Fund; designating requisitioning authority to the Director of General Services and the Director of Finance; authorizing the purchase of property at 1200 and 1210 Broadway, Kansas City, Missouri; authorizing the Director of Finance to close project accounts; declaring the intent of the City to reimburse itself from the bond proceeds for certain expenditures; and recognizing this ordinance as having an accelerated effective date.

<b>Sponsor</b>	Finance Director General Services Director
<b>Programs, Departments, or Groups Affected</b>	Conventions Finance Public Works General Services
<b>Applicants / Proponents</b>	<b>Applicant</b>  <b>City Department</b> City Manager  <b>Other</b>

**Discussion**

The Auditorium Parking Garage (APG), constructed in the mid-1950s, consists of approximately 970 parking spaces located on 3 levels below Barney Allis Plaza, bounded by W 12th Street, W 13th Street, Wyandotte Street and Central Street. APG is well beyond its intended useful life and is deteriorating at an accelerating rate. Approximately 200 spaces have been removed from service due to deterioration.

On October 4, 2018, the City Council adopted Resolution No. 180768 "Recognizing the importance of reconstruction and revitalization of Barney Allis Plaza and Auditorium Plaza Garage."

In March 2019, the City concluded a due diligence study of the APG site. Among the study's conclusions was the determination that locating some or all of the parking in an above-ground structure on a nearby property would be significantly less costly than rebuilding the equivalent parking at APG.

In April 2019, the City initiated negotiations to acquire 1200 and 1210 Broadway. This property is currently a surface parking lot and generally would be suitable for an above-ground parking structure near the City's convention facilities. An appraisal conducted on the City's behalf determined the value of the property at \$5,060,000.

<b>Opponents</b>	<b>Groups or Individuals</b> None Known  <b>Basis of opposition</b>
<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against  <b>Reason Against</b>
<b>Board or Commission Recommendation</b>	<b>By</b> <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken TIF Commission <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
<b>Council Committee Actions</b>	<input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

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**Discussion (cont.)**

On July 11, 2019, the City Council adopted Ordinance No. 190520 which removed the property from the Eleventh Street Corridor Tax Increment Financing Plan.

On July 18, 2019, the City Council adopted Ordinance No. 190443 which appropriated funds for an Owner’s Representative for the programming, design and reconstruction of the Auditorium Plaza Garage, the Barney Allis Plaza Event Space, and/or other convention parking structures and expenses associated with that work.

In October 2019, the City successfully concluded negotiations to purchase the property for \$5,070,000.

This ordinance will authorize the purchase; estimate and appropriate all funds needed to close the purchase and pay brokerage fees; and finance all costs.

**Is it good for the children?** Yes. Providing a high-quality customer experience for convention facilities helps maintain and improve the quality of life for the City’s residents and visitors.

**How does this contribute to a sustainable Kansas City?** Any structure built on the property for public purposes will be built in accordance with the City’s sustainability policies for construction and operations.

**Policy/Program Impact**

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

**Finances**

<b>Cost &amp; Revenue Projections -- Including Indirect Costs</b>	See Fiscal Note
<b>Financial Impact</b>	Based upon an October 2, 2019 analysis prepared by Hilltop Securities, the total estimated debt service, assuming a 4.50% taxable interest rate over a ten (10) year term, is \$7.3 million or \$735,000 on an annual basis.
<b>Fund Source (s) and Appropriation Account Codes</b>	General Municipal Revenues

(Use this space for further discussion, if necessary)

**Applicable Dates:** October 2019

**Fact Sheet Prepared by:** Russ Johnson, Project Manager

**Reviewed by:**

**Reference Numbers**