

Greater Kansas City Building and Construction Trades Council, AFL-CIO

Affiliated With The Building and Construction Trades Department

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February 2, 2021

Mayor Lucas, Council Members and City Manager:

414 E. 12th Street

Kansas City, MO 64106

Re: Ordinance No. 201080 to Continue the Barney Allis Redevelopment Project

Dear Mayor Lucas and Members of the City Council:

The Greater Kansas City Building and Construction Trades Council strongly support the Barney Allis Plaza and Parking Redevelopment project and urge you to pass Ordinance No. 201080. While costly, temporary garage repairs have occurred over the past several months, the best path forward is to find a long-term solution for the garage. A new Barney Allis Plaza would continue to showcase our downtown area and be a catalyst for continued growth.

The 65-year-old parking structure has served the needs of the community however due to years of salt, corrosion and deterioration is barely functional now. I am a Cement Mason and worked on patching and replacing several parts of the garage in the nineteen eighties. It was in desperate need of repair then. Replacement is not a question of "if", it is a question of when with the building crumbling.

The time is **now** to move forward with demolition and reconstruction for a myriad of reasons.

- **Purpose of Ordinance No. 201080**

- \$1,300,000 goes a long way and includes development of total project costs, guaranteed maximum price (GMP) contract, design, schedule and identifying funding source(s); this does not include the \$65-\$75 million for project construction-related costs.
- KC will be "shovel ready" for anticipated federal stimulus funds specifically dedicated for infrastructure projects.

- **Preserving regional economy.** Hospitality and tourism represent \$5.6 billion to our regional economy, generates 25.2 million visitors and employs over 48,000 people annually. Disinvestment in Barney Allis will result in damage to the local hotel and convention economy, if only 1 percent equates to \$56 million annually.

- **Timing is everything – take advantage of COVID.** It's a unique opportunity to reconstruct during a period of low demand and minimize disruptions as the hotel and convention industry recovers from the pandemic.

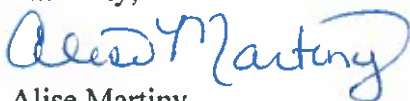
- **Resiliency during recovery.** Let's put people back to work and jump start KC recovery. The City will create over 200 jobs and stimulate the local economy, while also preparing for potential federal funding opportunities for shovel-ready projects.
- **Park amenities = catalyst to stimulate economy.** The project is 40 percent Plaza and 60 percent Garage. Surrounding businesses and industry cannot live without the Garage. KC can use the Plaza as a community amenity to stimulate sales and visitors to the hotel and convention district.
- **Financing.** City Finance Department will develop solutions from multiple funding sources. Reinvestment will avoid \$650,000 to \$1 million spend in annual maintenance.

Barney Allis Plaza is in the heart of downtown and we must support organizations that are working tirelessly to bring visitors and business to KC. Let's prepare for the spotlight when KC is on a national and international stage for upcoming **confirmed** events, such as the National League of Cities (2022), NFL Draft (2023), and three NCAA Championship events (2022/23 through 2025/26).

Now more than ever, it is critical to keep progress moving in KC and replace the garage while the demand for use is low and be prepared with delivery of a new facility when the hotel and convention industry returns.

We recognize that the City Council will be wrestling with difficult budget decisions in the upcoming months, particularly due to the events of 2020. However, now more than ever, we encourage the City to prioritize the Barney Allis Redevelopment project, even during these challenging times, to prepare for brighter days ahead.

Sincerely,



Alise Martiny
Business Manager/Financial Secretary
Greater Kansas City Building Trades Council