



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 231052

Submitted Department/Preparer: City Manager's Office

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 100 E. 20th Street PIEA General Development Plan on approximately 1.04 acres which Planning Area consists of the western half of that block bound by East 19th Street on the north, Grand Boulevard on the east, East 20th Street on the south and Walnut Street on the west located in Kansas City, Missouri, and declaring said area to be blighted and in need of redevelopment and rehabilitation.

### Discussion

Pursuant to Section 100.400.1 (4), Revised Statutes of Missouri, the Planned Industrial Expansion Authority ("PIEA") has prepared or caused to be prepared a plan for redevelopment of the 100 E 20<sup>th</sup> Street Planning Area. The information set forth in this Plan includes (a) the boundaries of the Project Area, with a map showing the existing uses and condition of the real property; (b) a diagram showing the existing land use; (c) information showing population densities, land coverage and building intensities in the area after completion of the Plan; (d) a future land use plan showing proposed uses of the Planning Area; (e) a statement of the proposed changes, if any, in zoning ordinances, street layouts, street levels or grades, building codes and ordinances, and amendments to adopted land use plan; (f) a statement identifying additional public facilities or utilities which will be required in the area to complete the Plan; and (g) a schedule indicating the estimated length of time needed to complete each phase of the Plan.

The General Plan requires removal of all blight and the redevelopment of the Planning Area subject to the policies and guidelines of the PIEA, including the City's MBE/WBE and inclusive Work Force requirements.

### Fiscal Impact

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

2. What is the funding source?  
The General Development Plan and Qualification Study was prepared by a consultant and the costs of the PIEA will be reimbursed by the Sponsor. The redevelopment will occur on the basis of request for proposals by the PIEA.
3. How does the legislation affect the current fiscal year?  
The legislation has no affect on the current fiscal year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
The legislation should have a positive fiscal impact on future fiscal years that includes increased real property, personal property, and sales taxes. The legislation will not have a negative fiscal impact on future fiscal years.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
The legislation will generate additional revenue through redevelopment, and leverage outside funding of developers of the Planning Area. At least one operating business generating earnings taxes and the above plans on proposing an initial project.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

No account string to verify as ordinance has no fiscal impact.

**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

N/A

## Service Level Impacts

The ordinance will immediately provide authority of the PIEA for a development project. The PIEA is aware of the interest of a prominent banking institution in locating in the Plan Area which will generate a positive future fiscal impact and encourage population and economic growth. The Plan Area is now without residents and without businesses whatsoever and instead has vacant land and two empty, abandoned buildings.

## 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?  
The legislation makes possible the redevelopment of the Plan Area and the invitation for new businesses and residents that generates earnings tax, real property, and personal property taxes. The Plan Area now has a negative impact on sustaining Kansas City because of the blight and abandoned buildings and lack of residents and occupants.
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:

CREO review will be required upon submission of development proposals, which submission will be sought upon the Council's passage of the legislation.

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.