



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240990

Submitted Department/Preparer: Please Select

Revised 6/10/24

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

Determining that the 9th & Central Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Discussion

The 9th & Central Tax Increment Financing Plan was approved by the City Council on November 26, 2013 by Ordinance No. 130829 and has been amended two additional times. The purpose of the Plan was to facility the rehabilitation of an existing historic hotel building located at 219 W. 9th Street, into a 120 room boutique hotel, approximately 5,800 sq. ft. restaurant and bar are, event space and a contemporary art museum that is open and free to the public, along with all necessary infrasturcure improvements. The rehabilitation was completed in the summer of 2018.

TIF Plan Information	Projected	Actual-to-Date
Number of Project Areas	1	1
Total Project Budget/Costs	\$90,000,000	\$58,300,000
Total EATS Since Inception	----	1,700,000
Total PILOTS Since Inception	----	1,800,000
Total Disbursed to Date	---	3,000,000
Total Jobs to Date	----	113
Initial Assessed Value	\$613,000	----
Current Assessed Value	----	\$4,600,000

Fiscal Impact

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

2. What is the funding source?
Tax Increment Financing and Private Funds
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.
N/A
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
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 [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.
 - Increase and support local workforce development and minority, women, and locally owned businesses.
 - Create a solutions-oriented culture to foster a more welcoming business environment.

- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
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Prior Legislation

9th & Central	Plan Approval First	130829	11/26/13
9th & Central	Amendment Second	160556	8/11/16
9th & Central	Amendment	170397	6/15/17
9th & Central	Project A	130830	11/25/17

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?
Acknowledges the continued sustainability of 9th & Central Plan/Project
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)