



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241003

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 1200 Main/South Loop Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Discussion

The original plan objective was to acquire, develop, construct, rehabilitate, and improve office space, parking garages, public improvements, streetscape, park development, residential development, retail development, as well as all necessary public infrastructure, appurtenances and utilities. The project Improvements were to consist of the acquisition and e=demolition of the vacant Jones Store Building, construction of retail/entertainment uses of approximately 325,000 to 450,000 sq. ft., construction of two office buildings containing approximately 450,000 to 650,000 sq. ft. and 250,000 to 300,000 sq. ft., renovation of Hotel President, construction of mixed development which will include resident, retail office, and open space uses, known as KC LIVE, and open space uses, construction of improvements parking. This TIF Plan also includes the development and construction of the H & R Bloch headquarters.

TIF Plan Information	Projected	Actual-to-Date
Number of Project Areas	13	14
Projected Total Project Costs	\$920,000,000	---
Total EATS Since Inception	----	\$162,000,000
Total PILOTS Since Inception	----	\$ 45,000,000
Total Disbursed to Date	----	\$354,000,000*
Job Creation	2,175	2,912
Initial Assessed Value	\$33,773,369	\$113,000,000

*Includes interest

Fiscal Impact

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

1200 Main/South Loop

	Plan Approval	040154	3/4/04
1200 Main/South Loop	1st Amendment	040738	7/8/04
	2nd		
1200 Main/South Loop	Amendment	041244	11/9/04
1200 Main/South Loop	3rd Amendment	051060	3/30/06
1200 Main/South Loop	4th Amendment	051532	5/11/06
1200 Main/South Loop	5th Amendment	070502	4/19/07
1200 Main/South Loop	6th Amendment	070950	10/11/07
1200 Main/South Loop	7th Amendment	071171	12/13/07
1200 Main/South Loop	8th Amendment	140530	8/14/14
1200 Main/South Loop	9th Amendment	170530	8/10/17
	Project 1 KC		
1200 Main/South Loop	Live	040155	12/13/07
	Project 1A		
1200 Main/South Loop	condos	071172	12/18/08
	Project 1B		
1200 Main/South Loop	condo/retail	070503	
	Project 1D		
1200 Main/South Loop	condos	071173	12/18/08
	Project 1E		
1200 Main/South Loop	condos	071174	
	Project 1F		
1200 Main/South Loop	condos	071175	
1200 Main/South Loop	Project 1G	071176	
	Project 1H		
	Midland		
1200 Main/South Loop	Theatre	071177	8/21/08
	Project 2 H&R		
1200 Main/South Loop	Block	040156	7/13/06
	Project 3 Pres		
1200 Main/South Loop	Hotel	040157	12/1/05
1200 Main/South Loop	Project 4	040158	2/27/14

1200 Main/South Loop	Project 5	040159	2/27/14
1200 Main/South Loop	Project 6	040160	2/27/14
	Project 7 H&R Block		
1200 Main/South Loop	Expansion	040161	2/27/14
	Project 8 Sprint Arena		
1200 Main/South Loop	Project 9	071178	
1200 Main/South Loop	Project 10		
1200 Main/South Loop	Project 11		
1200 Main/South Loop	Project 12	051528	4/21/16
1200 Main/South Loop	Project 12	051410	
	Project 13 AMU (Boley Building)		
1200 Main/South Loop		070948	10/11/07
	Project 14		
1200 Main/South Loop	Town Pavilion?	070949	12/18/08

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?
Acknowledging the continued sustainability of the TIF Plan/Projects.
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)