



Legislation Text

File #: 231018, Version: 2

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 231018

Sponsor: Mayor Quinton Lucas

Authorizing the City Manager to enter into a Tax Redirection Agreement with Monte Rosa, LLC for the reimbursement of certain expenses related to the construction of a mixed-use project at 14th and Wyandotte.

WHEREAS, Monte Rosa, LLC (the “Developer”) has proposed a multi-use project located on a 1.06 acre site on the Northeast Corner of West 14th Street and Wyandotte Street (at the “Project Site”); and

WHEREAS, the Project will include an approximately 27 story, 690,000 square foot mixed use building containing approximately 240 market rate residential units, 60 affordable housing units, 200 hotel rooms, and a 358 space parking garage(the “Development Project”); and

WHEREAS, on August 4, 2023, the LCRA approved Resolution No. 8-1-23 authorizing a sale/leaseback for the Development Project with associated PILOTs to achieve abatement equivalent to 80% for 10 years and 50% for seven years, along with a sales tax exemption on construction materials; and

WHEREAS, Developer intends to petition the City Council to establish a Community Improvement District that would impose up to a 1% sales tax on all eligible retail sales made at the Project Site; and

WHEREAS, The Developer and the City believe that utilizing a portion of the City's net new revenues generated by the Development Project will advance multiple primarily public purposes including, but not limited to, (i) providing additional housing, including affordable housing, (ii) positive economic impact generated from hotel, retail, and restaurant uses, (iii) improvements to the streetscape, (iv) the elimination of blight, and (vi) furthering the City’s policy of encouraging economic stability and growth; and

WHEREAS, the City therefore desires to encourage the Project for the purpose of realizing these public benefits by entering into an agreement to contribute certain revenues from City taxes generated by the Project in an amount needed to cause the Project to be undertaken; and

WHEREAS, the tax contributions contemplated by this Agreement are necessary for the purpose of ensuring that the Project proceeds, and but for their contribution, the Project would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby authorized to execute a Tax Redirection Agreement in an amount not to exceed Nineteen Million Five Hundred Sixty-Five Thousand Eight Hundred Eighty-Nine Dollars (\$19,565,889.00) over twenty (20) years with Monte Rose, LLC. A copy of the agreement in substantial form is attached hereto.

Section 2. That pursuant to Code § 74-12, the timeline for the substantial completion of the Project, is hereby modified to require substantial completion by June 1, 2028.

Approved as to form:

Emalea Kaye Black
Associate City Attorney