



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 230866

Submitted Department/Preparer: City Manager's Office

Revised 8/3/23

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

Expressing City Council support for Consideration of a Tax Increment Financing Plan to Assist with the development of approximately 22 acres in the Historic Northeast Area.

### Discussion

This resolution expresses support for a Tax Increment Finance plan for a transit-oriented-development project located at the intersection of Independence Ave. and Hardesty. The project will provide over 580 residential units at full build out. The proposed development will include units at a broad range of affordability levels starting at 30% of AMI to 80% of AMI. In addition, the project will include a daycare facility, retail space, farmers market, food hall and food related retail, and associated parking. This is a financially challenging project that is funding through a multitude of funding sources, including historic tax credits, low income housing tax credits, brownfield funds, grants, debt and equity.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Click or tap here to provide fund name(s) and the full account string.
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.  
If a Tax Increment Financing Plan is adopted for this project, there will likely be a fiscal impact on the city as a result of the associated tax redirection. The magnitude of that impact has not yet been determined.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Click or tap here to enter text.

### 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)

The fiscal impact of this legislation is indeterminable at this time.

## Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Maintain and increase affordable housing supply to meet the demands of a diverse population
  - Broaden the capacity and innovative use of funding sources for affordable housing
  - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
  - Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
  - Address the various needs of the City's most vulnerable population
  - Utilize planning approaches to improve the City's neighborhoods

## Prior Legislation

Click or tap here to list prior, related ordinances/resolutions.

## Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

## 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?  
N/A
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.

Please Select (Press tab after selecting)

Click or tap here to enter text.

5. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

6. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)