



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: Ordinance 260449

Submitted Department/Preparer: Mayor/Council's Office

Revised 01/30/25

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

Authorizing the City Manager to execute a Betterment and Improvement Funding Agreement with the Port Authority of Kansas City for the purposes of reimbursing certain water utility infrastructure to be constructed on the City's behalf, accepting certain rights-of-way and easements, granting certain easements, conveying certain property, waiving certain fees and pedestrian requirements, and authorizing the execution, delivery and recording of such documents as are required to effectuate the foregoing, all in furtherance of road and bridge work for the Missouri River Terminal Project.

### Discussion

Port KC purchased certain property generally located at 8100 Norledge Avenue in Kansas City (the "**Port KC Property**") for the purpose of designing and constructing the Missouri River Terminal, a multimodal facility intended to serve as one of the primary intermodal facilities incorporating rail, road and river traffic for imports, exports and throughputs throughout the Kansas City Metro Area. In furtherance of the Missouri River Terminal, Port KC is constructing a bridge extending across the Blue River and certain roads connected thereto (collectively, the "**Project**"). The City owns certain real property generally located along the banks of the Blue River and bound by Interstate 435 on the west, the Port KC property on the south, the east property line of the Port KC property on the east, and 8400 Hawthorne Road, Kansas City 64120 on the north (the "**City Property**"). The City Property is located in the area where the Project will be constructed (the "**Project Area**"), and is no longer needed for public use. The Project will be constructed on and impact multiple properties, including the Port KC Property, the City Property, and certain properties owned by Bayer CropScience, LLC, ("**Bayer**"), Evergy Metro, Inc. ("**Evergy**"), and MDC EP Land No. 2, LLC, ("**MDC**"). Bayer, Evergy and MDC have each conveyed or granted, or are in the process of conveying or granting, certain portions of their property for rights-of-way purposes and permanent drainage easements (the "**Rights-of-Way and Easements**")

The Project will require that a water main be adjusted as a result of the relocation of North Century Avenue (the "**Improvement**"). In light of Port KC's construction activities to be performed in furtherance of the Project, the City requested that Port KC construct and install certain water utility infrastructure that is over and above what is required for Port KC to construct the Improvement (the "**Betterment**"). As demonstrated by the preceding recitals, the Project will provide public infrastructure, promote the continued development of the Project Area, allow for jobs to be generated and retained in the Project Area, generate tax revenues to the City from business operations and increased property values in the Project Area, and serve as a catalyst for additional investment in and further redevelopment and rehabilitation of the Project Area. In recognition that Port KC is a political subdivision of the State of Missouri and in further recognition of the public purposes the Project will serve, it is appropriate that the City reimburse Port KC for the costs incurred for the Betterment, waive all development and permitting fees, and grant easements over certain property and convey the City Property to Port KC at no cost. Because the Project Area is primarily industrial and not currently conducive to pedestrian traffic, it is appropriate that the City waive any requirements that the bridge to be constructed as part of the Project provide sidewalks, pedestrian walkways, or other similar facilities associated with pedestrian traffic, with said facilities to be studied and incorporated into subsequent phases of development. Upon the Project's completion, Port KC will dedicate, assign, or otherwise transfer to the City, and the City will accept Port KC's interests in the Rights-of-Way and Easements, Improvement, and Betterment.

## Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
N/A
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.  
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No

### 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):
  - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
  - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
  - Increase and support local workforce development and small and locally owned businesses.
  - Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
  - Implement an economic development and tourism strategy to attract major investment and visitors.
  -

## **Prior Legislation**

N/A

## **Service Level Impacts**

N/A

## Staff Recommendation

Click or tap here to enter department.

Select One:  Sponsored  
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

Click or tap here to provide reasoning.

## 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. 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)