



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260179

Submitted Department/Preparer: City Manager's Office

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 Baltimore Place Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects.

Discussion

The Redevelopment Area is generally bounded by 8th Street on the north, 9th Street on the south, Baltimore Avenue on the east and Wyandotte Street on the west, excepting approximately the southwest quarter, and approximately the north third of the block bounded by 9th Street on the north, 10th Street on the south, Baltimore Avenue on the east and Wyandotte Street on the west.

The Plan provides for the (1) the rehabilitation and restoration of the LaRue Bldg for approx. 21,000 sq. ft. of office space; (2) renovation, restoration and rehabilitation of the Union Carbide Bldg for mixed use, including but not limited to 18,000 sq. ft. of office space and seven floors of residential loft condominiums; (3) renovation, restoration and rehabilitation of the Nelkin Bldg for uses as mixed use space, for uses as mixed space including 28,000 sq. ft. of office space and approx. 4,000 sq. ft. of restaurant space and the necessary improvements to the parking north of the building; (4) renovation, restoration and preservation of the Cosby Bldg for approx. 15,500 sq. ft. of office space; (5) renovation, demolition, repair and expansion of the John's Parking Garage; (6) neighborhood improvements within the Redevelopment Area; (7) and streetscape improvements as well as all necessary appurtenances and utilities.

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. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Additional Discussion (if needed)

The legislation does not appropriate funds

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.
 - ☐

Prior Legislation

Baltimore Place	Plan Approval	JaCo	060010	2/2/06	
Baltimore Place	1st Amendment		071344	1/17/08	
Baltimore Place	2nd Amendment		100385	5/20/10	
Baltimore Place	Project 1		060011	12/14/06	
Baltimore Place	Project 2		060046	12/14/06	
Baltimore Place	Project 3 Gee Whiz		060012	5/20/10	
Baltimore Place	Project 4		060013		Released 1/14/16
Baltimore Place	Project 5		060014	12/14/06	
Baltimore Place	Project 6		060047	12/14/06	Substituted
Baltimore Place	Project 7		060048		Released 1/13/16

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)