



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260494

Submitted Department/Preparer: City Planning

Revised 12/03/25

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

Approve Finding of Blight and the 114 W. Linwood Urban Renewal Plan

### Discussion

The three-story MWA Building, located at 114 W. Linwood Blvd, is currently vacant, but was long used for storage and marginal commercial uses- located in a mixed-use corridor in close proximity to important nodes of economic activity along the KC Streetcar line. The URP's proponent is proposing the creation of an Urban Renewal Area to support the planned renovation of the MWA Building at 114 W. Linwood Boulevard. The estimated \$2 million project will provide studio/office space on the mezzanine and upper floor, along with commercial space on the ground floor. There is adequate off-street parking in the western portion of the property.

Because most of the components of the Chapter 99 criteria are present in the proposed plan area, LCRA staff agrees that the Study Area is a "blighted area" consistent with the definition provided by Missouri's Land Clearance for Redevelopment Law in the Missouri Revised Statutes (RSMo. Ch. 99), and is a menace to the health, safety and welfare of the city. The blight study can be found in Exhibit F of the draft Plan. Staff believes that blighting conditions exist.

To revitalize the 114 W. Linwood Boulevard Plan Area as a commercial development, the Plan's proponent believes that assistance from the Land Clearance for Redevelopment Authority potentially consisting of real property tax abatement, will present opportunities to stabilize the Main Street corridor adjacent to the proposed 114 W. Linwood Boulevard Urban Renewal Area by stimulating and facilitating private investment in the rehabilitation of an existing commercial building for reuse for commercial uses.

Project proponents will be required to comply with the Authority's MBE/WBE requirements.

### 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?  
Properties within the URA may be eligible for a 10 year abatement of up to 100% of increased property taxes
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Properties within the URA may be eligible for a 10 year abatement of up to 100% of increased property taxes
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)**

This ordinance has no fiscal impact.

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 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):
  - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
  - Maintain and increase affordable housing supply to meet the demands of a diverse population.

- Address the various needs of the City's most vulnerable population by working to reduce disparities.
- Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

## Prior Legislation

Ordinance No. 160383  
Ordinance No. 200497

## 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?  
Needed structural and environmental improvements will be made to revitalize and make useful a vacant and dangerous building for future business and artist tenants, as well as the surrounding neighborhood.

2. How have those groups been engaged and involved in the development of this ordinance?

Yes

3. How does this legislation contribute to a sustainable Kansas City?

Revitalizing a vacant and dangerous building in a high traffic area into a usable business and artist tenant space

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)