



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240044

Submitted Department/Preparer: City Manager's Office

Revised 10/23/23

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

Appropriating the sum of \$750,000 to support phases 3 and 4 of the Midtown Plaza multifamily development project; authorizing the City Manager to execute a funding agreement with the Planned Industrial Expansion Authority.

Discussion

This ordinance allocates the sum of \$750,000 to assist with Phases 3 and 4 of the Midtown Plaza Multifamily Development project. All four phases of the project were first approved in 2017 with a request from the developer that the City provide financial assistance with blight remediation and infrastructure improvements. The developer has completed the first two phases of the project. The remaining 2 phases are on hold subject to the allocation of funds. The remaining two phases of the project consist of the construction of a 295,300 SF which will include 202 multifamily units, resident amenities, and necessary parking. The proposed agreement will require that the developer comply with the City's requirements for affordable housing.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
General Fund
24-1000-642102-610700
3. How does the legislation affect the current fiscal year?
This legislation appropriates from General Fund unappropriated fund balance, however, there is offsetting revenue estimated.
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?

Yes

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)

Committed General Fund balance represents 17% of general fund expenditures, or 2 months of reserves. Assigned balance represents an additional 8% of general fund expenditures.

Unassigned balance represents any amount exceeding 25% of general fund expenditures.

The proposed ordinance considers using Unassigned General Fund Balance.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Reform the City's economic incentives to meet the policy objectives of the City Council
 - ☐ Ensure the resiliency of City government
 - ☐ Engage in workforce planning including employee recruitment, development, retention, and engagement
 - ☒ Ensure a responsive, representative, engaged, and transparent City government
 - ☐
 - ☐

Prior Legislation

N/A

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?
N/A

4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 202
Number of Affordable Units 41

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)