



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251042

Submitted Department/Preparer: City Planning

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

Approving the recommendations of the Tax Increment Financing Commission of Kansas City, Missouri as to the 800 Grand Tax Increment Financing Plan and approving the 800 Grand Tax Increment Financing Plan; approving the City's contribution of Additional EATs generated in the Plan Area; and authorizing the City Manager to enter into a Tax Contribution and Disbursement Agreement with the Kansas City TIF Commission and 800 Grand KCMO LLC.

Discussion

the Redevelopment Plan provides for the construction of a new 24-story, approximately 645,000 square foot mixed-use residential building with approximately 319 multi-family residential units, approximately 28,000 square feet of commercial/retail space, an approximately 1,600 seat theater designed to host a wide variety of entertainment events, and approximately 574 parking spaces , and the rehabilitation of the adjacent Scarritt and Arcade buildings, which rehabilitation shall provide for an approximately 174,00 square foot hotel that shall contain approximately 169 guest rooms, approximately 10,500 square feet of meeting space, and approximately 16,000 square feet of food, beverage and commercial/retail spaces , along with related public and private infrastructure and site improvements, including but not limited to, roads, streets, curbing, sidewalks and any other similar public improvements that support the Project Improvements.

The estimated Redevelopment Project Costs to implement Project Improvements and Infrastructure Improvements is \$540,361,653. The Plan provides that (A) Economic Activity Taxes and Payments in Lieu of Taxes generated by and collected within the Redevelopment Project Area will be made available to reimburse up to \$42,774,943 of Redevelopment Project Costs , (B) Additional City EATs generated by and collected within the Redevelopment Project Area will be made available to reimburse up to \$54,217,989 of Redevelopment Project Costs and (C) CID Revenue will be made available to reimburse up to \$11,975,146 of the Redevelopment Project Costs. The remainder is to be funded with debt and equity.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Private Debt and Equity
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 note the difference between one-time and recurring costs.
Tax Contribution And Disbursement Agreement
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Generates revenue, leverages outside funding, delivers ROI

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 direct 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?
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.
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Prior Legislation

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

Service Level Impacts

None Identified

Other Impacts

1. What will be the potential health impacts to any affected groups?
None Identified
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?
Project will use HTC equity to restore a historic building, while adding new construction to fill out the project
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 319
Number of Affordable Units 0

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.

Yes - I have submitted documents for CREO Review (Press tab after selecting)

Please attach or copy and paste CREO's review.

Developer will follow process with CREO

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)