



**Agenda - Final**

**Neighborhood Planning and Development Committee**

Lee Barnes Jr., Chair  
Andrea Bough, Vice Chair  
Dan Fowler  
Brandon Ellington  
Teresa Loar

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**Wednesday, June 21, 2023**

**1:30 PM**

**26th Floor, Council Chamber**

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**Meeting Link: <https://us02web.zoom.us/j/84530222968>**

**PUBLIC OBSERVANCE OF MEETINGS**

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:

<https://us02web.zoom.us/j/84530222968>

**\*\*\*Public Testimony is Limited to 2 Minutes\*\*\***

**Beginning of Consent(s)**

**City Plan Commission and Director of City Planning & Development**

**[230511](#)**

Sponsor: Director of City Planning and Development Department

Approving the plat of Auburndale Manor, an addition in Clay County, Missouri, on approximately 16 acres generally located at the southeast corner of Northeast Cookingham Drive and North Eastern Avenue, creating 50 lots and 3 tracts for the purpose of a residential development; accepting and releasing various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00006)

**Attachments:** [Docket Memo CLD-FnPlat-2021-00006 6-7-23](#)

**City Plan Commission and Director of City Planning & Development**

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[230512](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Amethyst Place, an addition in Jackson County, Missouri, on approximately 1 acre generally located at the northwest corner of Tracy Avenue and 28th Street creating 1 lot for the purpose of a multifamily residential structure; accepting and releasing various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00009)

**Attachments:** [Docket Memo CLD-FnPlat-2023-00009 6-7-23](#)

End of Consent(s)

**Director of City Planning & Development**

[230520](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 9.5 acres generally located at George Avenue and Blue Parkway (Missouri State Highway 350/US Highway 50) from District R-80 to District MPD, and approving a development plan to allow for indoor warehousing and commercial and agricultural uses. (CD-CPC-2023-00024).

**Attachments:** [Docket Memo](#)

**City Plan Commission and Director of City Planning & Development**

[230521](#) Sponsor: Director of the City Planning and Development Department

Vacating a portion of public right-of-way in District DC-15 of about 2,100 square feet generally located on the east side of Wyandotte between 13th and 14th street to vacate the east-west alley and directing the City Clerk to record certain documents (CD-ROW-2023-00008).

**Attachments:** [Docket Memo CD-ROW-2023-00008 6-7-23](#)

**Director of City Planning & Development**

[230522](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Hickman Mills Area Plan on about 29.6 acres generally located south of Longview Road and west of Raytown Road by changing the recommended land use from residential low density to office for the Smith Hale Middle School Adaptive Reuse. (CD-CPC-2023-00066)

**Attachments:** [Docket Memo Area Plan Amendment](#)

**Director of City Planning & Development**

[230523](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2.17 acres generally located at the northwest corner of Eastern

Avenue and Old Santa Fe Road from District R-7.5 to District O. (CD-CPC-2023-00042).

**Attachments:** [Docket Memo CD-CPC-2023-00042 6-7-23](#)

**Director of City Planning & Development**

**230525** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 29.6 acres generally located south of Longview Road and west of Raytown Road from District R-80 to District O-1 to allow the adaptive reuse of the former Smith-Hale Middle School. (CD-CPC-2023-00065)

**Attachments:** [Docket Memo Rezoning](#)

**Director of City Planning & Development and City Plan Commission**

**230526** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 320 acres generally located west of Highway 169 along N.W. Tiffany Springs Parkway from Districts R-80 and AG-R to Districts R-7.5, R-1.5 and B3-2. (CD-CPC-2023-00076).

**Attachments:** [Docket Memo](#)

**Parks-Shaw and Bough**

**230527** Sponsors: Councilmember Ryana Parks-Shaw

Waiving the limitations established by the Fund Balance and Reserve Policy in Section 2-1954 of the City's Code of Ordinances and appropriating \$20,000.00 from the Unappropriated Fund Balance of the General Fund to provide funding for neighborhood association-led projects that meet the program's requirements and increase community engagement, neighborhood identity and quality of life in Kansas City neighborhoods; establishing requisitioning authority; authorizing the Director of Neighborhood Services to execute contracts of not more than \$20,000.00 per year to effectuate the purposes of this ordinance; and recognizing this ordinance as having an accelerated effective date.

**Attachments:** [Docket memo for 230527](#)  
[Approp Sheet for 230527](#)

HELD IN COMMITTEE

**140601** Approving and designating Redevelopment Project Area 5 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance

**Attachments:** [140601 Docket Memo](#)

[140603](#) Approving and designating Redevelopment Project Area 7 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

**Attachments:** [140603 Docket Memo](#)

[140604](#) Approving and designating Redevelopment Project Area 8 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

**Attachments:** [140604 Docket Memo](#)

[140605](#) Approving and designating Redevelopment Project Area 9 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

**Attachments:** [140605 Docket Memo](#)

[140606](#) Approving and designating Redevelopment Project Area 10 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

**Attachments:** [140606 Docket Memo](#)

[140607](#) Approving and designating Redevelopment Project Area 11 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

**Attachments:** [140607 Docket Memo](#)

[140608](#) Approving and designating Redevelopment Project Area 12 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

**Attachments:** [140608 Docket Memo](#)

[140609](#) Approving and designating Redevelopment Project Area 13 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.



**Attachments:**    [140609 Docket Memo](#)

**140610**    Approving and designating Redevelopment Project Area 14 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

**Attachments:**    [140610 Docket Memo](#)

**140611**    Approving and designating Redevelopment Project Area 15 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

**Attachments:**    [140611 Docket Memo](#)

**140612**    Approving and designating Redevelopment Project Area 16 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

**Attachments:**    [140612 Docket Memo](#)

### **Shields and Bunch**

**221085**    Sponsors: Councilmembers Katheryn Shields and Eric Bunch

RESOLUTION - Determining the compliance of the Union Hill “353” Redevelopment Project located south of Union Cemetery, and north of E. 31st Street, between Main Street on the west and Gillham Road on the east, and authorizing issuance of a Certificate of Completion to the Phoenix Redevelopment Corporation for the Union Hill Redevelopment Project.

**Attachments:**    [Docket Memo 221085 1.23.2023](#)

### **City Manager's Office**

**230403**    Sponsor: City Manager

Approving an Industrial Development Plan for Cas-KC-neda, LLC for the purpose of acquiring, equipping and constructing a project for industrial development consisting of the acquisition, purchase, construction and development of a boutique hotel with approximately thirty-five units (the “Project”) located at 1108-1110 Grand Ave., Kansas City, Missouri (the “Project Site”); authorizing and approving various agreements for the purpose of setting forth covenants, agreements and obligations of the City and Cas-KC-neda, LLC; authorizing the issuance of taxable industrial revenue bonds in an amount not to exceed \$24,500,000.00; authorizing and approving other documents; and authorizing certain other actions in connection with the issuance of said bonds.

**Attachments:** [Cas-KC-neda LLC Docket Memo](#)

**Loar**

**230466** Sponsor: Councilmember Teresa Loar

Detaching from the City approximately 48 acres generally located north of N.W. Roanridge Road (north of Interstate 29) and west of N. Bethel Avenue, upon the annexation of said property by the City of Platte City, Missouri. (\_\_\_\_\_)

\*\*\*This item will be held until June 14, 2023\*\*\*

**Attachments:** [No Fact Sheet](#)  
[Docket Memo 230466 4.7.2023](#)  
[230466](#)

**Director of City Planning & Development, Shields and Bunch**

**230496** Sponsor: Director of City Planning and Development Department

Approving the petition to amend the Westport Community Improvement District; amending the Westport Community Improvement District generally located at West 40th Street to the north, Broadway Boulevard to the east, Archibald Avenue, West 42nd Street, and West 42nd Terrace to the south, and Bridger Road and Southwest Trafficway to the west in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

**Attachments:** [Westport I CID Docket Memo 6-6-23](#)

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.
2. Closed Session
  - Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
  - Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
  - Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
  - Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
  - Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
  - Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or

- Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.

3. Those who wish to comment on proposed ordinances can email written testimony to [public.testimony@kcmo.org](mailto:public.testimony@kcmo.org). Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at [www.kcmo.gov](http://www.kcmo.gov)
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOuBlg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: [http://kansascity.granicus.com/ViewPublisher.php?view\\_id=2](http://kansascity.granicus.com/ViewPublisher.php?view_id=2)

The City Clerk's Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver's License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.



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**File #: 230511**

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ORDINANCE NO. 230511

Sponsor: Director of City Planning and Development Department

Approving the plat of Auburndale Manor, an addition in Clay County, Missouri, on approximately 16 acres generally located at the southeast corner of Northeast Cookingham Drive and North Eastern Avenue, creating 50 lots and 3 tracts for the purpose of a residential development; accepting and releasing various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00006)

WHEREAS, the City Plan Commission (“CPC”) recommended its approval of this plat on April 6, 2021; and

WHEREAS, Section 88-555-03-A, Code of Ordinances (“City Code”), generally requires City Council review a final plat within two years of CPC’s recommendation; and

WHEREAS, pursuant to City Code Section 88-555-03-C, the Director of City Planning and Development granted an extension of the aforementioned two-year time frame to November 2, 2023, for this final plat; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Auburndale Manor a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 5. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on April 6, 2021.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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 plat of Auburndale Manor, an addition in Clay County, Missouri, on approximately 16 acres generally located at the southeast corner of Northeast Cookingham Drive and North Eastern Avenue, creating 50 lots and 3 tracts for the purpose of a residential development; accepting and releasing various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00006)

### Discussion

See CPC Staff Report for more information.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

This is a Final Plat Ordinance, not applicable.

3. How does the legislation affect the current fiscal year?

This is a Final Plat Ordinance, not applicable.

4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

This is a Final Plat Ordinance, not applicable.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

This is a Final Plat Ordinance, not applicable.



# City of Kansas City, Missouri

## Docket Memo

### 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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
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### Prior Legislation

This is a Final Plat Ordinance, not applicable. .

### Service Level Impacts

This is a Final Plat Ordinance, not applicable.





# City of Kansas City, Missouri

## Docket Memo

### Other Impacts

1. What will be the potential health impacts to any affected groups?

This is a Final Plat Ordinance, not applicable.

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

This is a Final Plat Ordinance, not applicable.

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

This is a Final Plat Ordinance, not applicable.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This is a Final Plat Ordinance, not applicable.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

This is a Final Plat Ordinance, not applicable.



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**File #: 230512**

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ORDINANCE NO. 230512

Sponsor: Director of City Planning and Development Department

Approving the plat of Amethyst Place, an addition in Jackson County, Missouri, on approximately 1 acre generally located at the northwest corner of Tracy Avenue and 28th Street creating 1 lot for the purpose of a multifamily residential structure; accepting and releasing various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00009)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Amethyst Place, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 4. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Jackson County, Missouri.

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on June 6, 2023.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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 plat of Auburndale Manor, an addition in Clay County, Missouri, on approximately 16 acres generally located at the southeast corner of Northeast Cookingham Drive and North Eastern Avenue, creating 50 lots and 3 tracts for the purpose of a residential development; accepting and releasing various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00006)

### Discussion

See CPC Staff Report for more information.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

This is a Final Plat Ordinance, not applicable.

3. How does the legislation affect the current fiscal year?

This is a Final Plat Ordinance, not applicable.

4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

This is a Final Plat Ordinance, not applicable.

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# City of Kansas City, Missouri

## Docket Memo

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(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

### Additional Discussion (if needed)

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## Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
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## Prior Legislation

This is a Final Plat Ordinance, not applicable. .

## Service Level Impacts

This is a Final Plat Ordinance, not applicable.



# City of Kansas City, Missouri

## Docket Memo

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
This is a Final Plat Ordinance, not applicable.
2. How have those groups been engaged and involved in the development of this ordinance?  
This is a Final Plat Ordinance, not applicable.
3. How does this legislation contribute to a sustainable Kansas City?  
This is a Final Plat Ordinance, not applicable.
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
This is a Final Plat Ordinance, not applicable.
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
This is a Final Plat Ordinance, not applicable.



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**File #: 230520**

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ORDINANCE NO. 230520

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 9.5 acres generally located at George Avenue and Blue Parkway (Missouri State Highway 350/US Highway 50) from District R-80 to District MPD, and approving a development plan to allow for indoor warehousing and commercial and agricultural uses. (CD-CPC-2023-00024).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1395, rezoning an area of about 9.5 acres generally located at George Avenue and Blue Parkway (Missouri State Highway 350/US Highway 50) from District R-80 (Residential 80) to District MPD (Master Planned Development) and approving a development plan to allow for indoor warehousing and commercial and agricultural uses, said section to read as follows:

Section 88-20A-1395. That an area legally described as:

A tract of land in the Southwest Quarter of Section 23 Township 48 North, Range 32 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, P.L.S. 2002014092 as follows: Commencing at the West Quarter corner of said Section 32; thence South 02°17'01" West on the West line of said Section 32, a distance of 139.13 feet; thence leaving said West line South 87°43'15" East, 551.43 feet to a point on the existing Southwesterly right-of-way line of Highway 350 as now established also being the Point of Beginning of the tract of land to be herein described; thence South 38°01'35" East on said existing Southwesterly right-of-way line, 170.49 feet; thence South 31°12'37" East on said existing Southwesterly right-of-way line, 891.67 feet to a point on the Northerly line of Lot 1, O'Sullivan Business Park, a subdivision of land in said Jackson County recorded as Instrument Number 2003I0108702 in Book 78 at Page 30 in the Jackson County Recorder of Deeds Office; thence leaving said existing Southwesterly right-of-way line South 58°47'23" West on said Northerly line, 300.00 feet; thence leaving said Northerly line North 31°12'37" West a distance of 200.00 feet; thence South 88°45'47" West, 365.70 feet to a point on the



existing Easterly right-of-way line of George Road as now established; thence North 02°54'37" West on said Easterly line for the following three calls, 229.08 feet; thence North 14°29'10" West, 200.95 feet; thence Northerly along a curve to the right being tangent to the last described course with a radius of 75.00 feet, a central angle of 55°29'53" and an arc distance of 72.65 feet; thence North 41°00'43" East, 12.93 feet; thence leaving said existing Easterly right-of-way line South 87°44'37" East, 74.55 feet; thence North 02°17'01" East, 109.63 feet to a point on said existing Easterly right-of-way line; thence Northerly on said existing Easterly right-of-way line along a curve to the left having an initial tangent bearing of North 25°50'24" East with a radius of 300.00 feet, a central angle of 23°33'23" and an arc distance of 123.34 feet; thence North 02°17'01" East on said existing Easterly right-of-way line, 109.70 feet; thence North 57°26'22" East, 98.67 feet to the Point of Beginning. Containing 415,829 square feet or 9.55 acres, more or less.

is hereby rezoned from R-80 (Residential 80) to MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1395, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.
2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
4. A "preservation" tract shall be dedicated within the floodplain of Lot 2 with a note that it cannot be developed prior to the issuance of any certificate of occupancy for Lot 2. The "preservation" tract shall be recorded when the developer records the final plat for Lot 2.
5. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.

6. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
7. The developer shall secure approval of an MPD final plan from the City Plan Commission prior to a building permit.
8. Lot 1 shall be connected to a sanitary sewer prior to the issuance of any building permit.
9. No driveway ingress or egress shall be constructed along Missouri State Highway 350.
10. Prior to the approval of any MPD final plan the applicant shall show the existing water service line that serves the existing house. The water line shall be killed or relocated.
11. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
12. The public sanitary sewer system need not be extended, provided that the developer demonstrates that the proposed private sewage disposal system complies with Chapter 18, Kansas City Building Code, in the City's Code of Ordinances, and MDNR requirements, prior to recording the final plat.
13. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
14. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
15. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
16. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure

permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Land Development Division.

17. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of the receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit, whichever occurs first.
18. Fire hydrant distribution shall follow IFC-2018 Table C102.1 and fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2)
19. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets and Traffic (Kansas City, Missouri Public Works Department) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1) A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3) Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
20. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
21. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
22. The maximum public fire hydrant spacing is 300' along the developed length of the Blue Parkway frontage. The current plan will require installing one public fire hydrant in front of the proposed building in or near the road right-of-way. The developer shall submit public fire hydrant installation drawings prepared by a registered professional engineer in Missouri to the water main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations.
23. Driveways shall be located in a manner to conform to Kansas City, Missouri standards.
24. A traffic study will need to be completed if the anticipated peak-hour traffic exceeds 100 vehicle trips.

25. The developer shall ensure that water and fire service lines should meet current Kansas City Water Department rules and regulations prior to a certificate of occupancy.
26. Water and sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
27. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
28. Any proposed private sewage disposal systems must comply with Department of Health requirements, prior to recording the final plat.
29. Any proposed private sewer mains must provide a private sanitary sewer easement and a covenant to maintain private sanitary sewers document acceptable to the Kansas City Water Services Department.
30. The developer shall grant a BMP easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
31. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
32. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
33. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Land Development Division, prior to issuance of any stream buffer permits.
34. The developer shall obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.
35. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.

36. The developer shall obtain permits from the Kansas City Water Services Department to either kill or relocate the water service line to the existing house that runs under the proposed development.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section C. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

\_\_\_\_\_

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

\_\_\_\_\_  
Joseph Rexwinkle, AICP  
Secretary, City Plan Commission

Approved as to form:

\_\_\_\_\_  
Sarah Baxter  
Senior Associate City Attorney

# City of Kansas City, Missouri



## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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

Rezoning an area of about 9.5 acres generally located at George Avenue and Blue Parkway (Missouri State Highway 350/US Highway 50) from District R-80 to District MPD (Master Planned Development) and approving a development plan to allow for indoor warehousing and commercial and agricultural uses. (CD-CPC-2023-00024).

### Discussion

See CPC staff report.

### 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 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



# City of Kansas City, Missouri

## Docket Memo

### 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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
- 
- 

### Prior Legislation

See CPC staff report.

### Service Level Impacts

See CPC staff report.



# City of Kansas City, Missouri

## Docket Memo



### Other Impacts

1. What will be the potential health impacts to any affected groups?

This is a zoning ordinance and has not been evaluated against this subject matter.

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

This is a zoning ordinance and has not been evaluated against this subject matter.

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

This is a zoning ordinance and has not been evaluated against this subject matter.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This is a zoning ordinance and has not been evaluated against this subject matter.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

This is a zoning ordinance and has not been evaluated against this subject matter.



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**File #:** 230521

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ORDINANCE NO. 230521

Sponsor: Director of the City Planning and Development Department

Vacating a portion of public right-of-way in District DC-15 of about 2,100 square feet generally located on the east side of Wyandotte between 13th and 14th street to vacate the east-west alley and directing the City Clerk to record certain documents (CD-ROW-2023-00008).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 25th day of February, 2023, a petition was filed with the City Clerk of Kansas City by Liam Dai for the vacation of a portion of right-of-way of an alley east of Wyandotte Street, between 13th Street and 12th Street, now established as a tract of land being part of, 2nd Resurvey of Reids Addition, a subdivision in Kansas City, Jackson County, Missouri, being more particularly described as follows: Beginning at the Northwest corner of Lot 12, Block F, said 2nd Resurvey of Reids Addition, said point also being on the East Right-of-Way line of Wyandotte Street, as now established; thence North 02°05'26" East, along said East Right-of-Way line, 15.00 feet to the Southwest corner of Lot 25, Block 7, Reids Addition, a subdivision in said Kansas City, Jackson County, Missouri; thence South 86°49'13" East, along the South line of said Lot 25, 142.82 feet to the Southeast corner of said Lot 25; thence South 02°05'26" West, 15.00 feet to the North line of said Block F, 2nd Resurvey of Reids Addition; thence North 86°49'13" West, along said North line, 142.82 feet to the point of beginning, containing 2,142 square feet more or less, giving the distinct description of the right-of-way to be vacated, and also the names of the

persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said right-of-way has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

Section 2. That the Council finds that the City Plan Commission has duly endorsed its approval of this Ordinance hereon.

Section 3. That the Council finds that no private rights will be unreasonably injured or endangered by this vacation and that the public will suffer no unreasonable loss or inconvenience thereby.

Section 4 That a portion of right-of-way of an alley east of Wyandotte Street, between 13th Street and 12th Street, now established as a tract of land being part of, 2nd Resurvey of Reids Addition, a subdivision in Kansas City, Jackson County, Missouri, being more particularly described as follows: Beginning at the Northwest corner of Lot 12, Block F, said 2nd Resurvey of Reids Addition, said point also being on the East Right-of-Way line of Wyandotte Street, as now established; thence North 02°05'26" East, along said East Right-of-Way line, 15.00 feet to the Southwest corner of Lot 25, Block 7, Reids Addition, a subdivision in said Kansas City, Jackson County, Missouri; thence South 86°49'13" East, along the South line of said Lot 25, 142.82 feet to the Southeast corner of said Lot 25; thence South 02°05'26" West, 15.00 feet to the North line of said Block F, 2nd Resurvey of Reids Addition; thence North 86°49'13" West, along said North line, 142.82 feet to the point of beginning, containing 2,142 square feet more or less, be and the same is hereby vacated. However, the City of Kansas City reserves an easement and the right to locate, construct and maintain (or to authorize any franchised utility to locate, construct and maintain) conduits, water, gas and sewer pipes, poles and wire, or any of them over, under, along and across the above-described property. The City of Kansas City shall have at all times the right to go upon the above-described property to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the above-described property in any manner as would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses, and specifically, there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) without first securing the written approval of the Director of Public Works.

Section 5. That the City Clerk of Kansas City, Missouri, be and she is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance and the consent of property owners hereinbefore referred to, to be filed for record in the Recorder's Office in Jackson County, Missouri.

Section 6. All Ordinances or parts of Ordinances in conflict with this Ordinance are, in so much as they conflict with this Ordinance, hereby repealed.

..end



In Testimony Whereof, I hereunto set my hand and affix the seal of said office at Kansas City, Missouri, this day and year last aforesaid.

\_\_\_\_\_  
Recorder

By \_\_\_\_\_  
Deputy



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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

Vacating a portion of public right of way in District DC-15 (Downtown Core) of about 2,100 square feet generally located on the east side of Wyandotte between 13th and 14th street to vacate the east-west alley and directing the City Clerk to record certain documents (CD-ROW-2023-00008).

### Discussion

Please see Staff Report for more information.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

Not applicable as this is a vacation of right of way.

3. How does the legislation affect the current fiscal year?

Not applicable as this is a vacation of right of way.

4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

Not applicable as this is a vacation of right of way.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Not applicable as this is a vacation of right of way.

### Office of Management and Budget Review

(OMB Staff will complete this section.)



# City of Kansas City, Missouri

## Docket Memo

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
- 
- 

### Prior Legislation

Companion to Ordinance 230442 (CD-CPC-2023-00020)

### Service Level Impacts

Not applicable as this is a vacation of right of way.

### Other Impacts

- 1. What will be the potential health impacts to any affected groups?





# City of Kansas City, Missouri

## Docket Memo

Not applicable as this is a vacation of right of way.

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

Not applicable as this is a vacation of right of way.

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

Not applicable as this is a vacation of right of way.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

Not applicable as this is a vacation of right of way.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

Not applicable as this is a vacation of right of way.



**File #: 230522**

RESOLUTION NO. 230522

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Hickman Mills Area Plan on about 29.6 acres generally located south of Longview Road and west of Raytown Road by changing the recommended land use from residential low density to office for the Smith Hale Middle School Adaptive Reuse. (CD-CPC-2023-00066)

WHEREAS, on June 4, 2020, the City Council by Resolution No. 200191 adopted the Hickman Mills Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Hickman Mills Area Plan as it affects that area of approximately 29.6 acres generally located south of Longview Road and west of Raytown Road by changing the recommended land use from residential low density to office; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Map on June 6, 2023; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission, on June 6, 2023, made no recommendation for the proposed amendment to the Hickman Mills Area Plan; NOW, THEREFORE,

**BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:**

Section A. That the Hickman Mills Area Plan is hereby amended as to the Proposed Land Use Plan and Map for that area of approximately 29.6 acres generally located south of Longview Road and west of Raytown Road by changing the recommended land use from residential low density to office.

Section B. That the amendment to the Hickman Mills Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023, by Resolution No. 230257, and is adopted as a supplement to the KC Spirit Playbook.

Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices have been given and hearings have been held as required by law.

..end



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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

Seeking approval of a rezoning to district R-80 (Residential 80) to district O-1 (Office 1) and an area plan amendment to the Hickman Mills Area Plan from Residential Low Density to Office.

### Discussion

The applicant is seeking approval of a rezoning from district R-80 to district O-1, there are a couple parcels zoned O to the north and south of the property, higher density residential districts to the west, and open space to the east. The O-1 zoning would restrict future building height to 35' (feet) and decrease the allowed floor area ratio (FAR). The applicant is also seeking approval of an area plan amendment to ensure the future land use classification of the lot matches the proposed zoning. After city staff and applicant presentations, the Commission heard public testimony in opposition of the proposed rezoning and area plan amendment. Following a discussion among Commissioners regarding the proposed use and effect on the surrounding neighborhood the Commissioners had a split vote which led to a determination of "no recommendation" for the proposed rezoning and area plan amendment.

### Fiscal Impact

- 1. Is this legislation included in the adopted budget?  Yes  No
- 2. What is the funding source?  
NA
- 3. How does the legislation affect the current fiscal year?  
NA
- 4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
NA
- 5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
NA

# City of Kansas City, Missouri

## Docket Memo



### 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

### Additional Discussion (if needed)

NA

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

### Prior Legislation

See CPC Staff Report

### Service Level Impacts

See CPC Staff Report

# City of Kansas City, Missouri

## Docket Memo



### Other Impacts

1. What will be the potential health impacts to any affected groups?  
NA
2. How have those groups been engaged and involved in the development of this ordinance?  
NA
3. How does this legislation contribute to a sustainable Kansas City?  
NA
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
NA
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
NA



**File #: 230523**

ORDINANCE NO. 230523

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2.17 acres generally located at the northwest corner of Eastern Avenue and Old Santa Fe Road from District R-7.5 to District O. (CD-CPC-2023-00042).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1392, rezoning an area of about 2.17 acres generally located at the northwest corner of Eastern Avenue and Old Santa Fe Road from District R-7.5 (Residential 7.5) to District O (Office) said section to read as follows:

Section 88-20A-1392. That an area legally described as:

A tract of land being part of the Southeast Quarter of Section 24, Township 48 North, Range 33 West, in Kansas City, Jackson County, Missouri, being more particularly described as follows: Commencing at the Southeast corner of said Southeast Quarter; Thence North 86°53'57" West, along the South line of said Southeast Quarter, 1104.01 feet; Thence North 03°06'03" East, 30.00 feet to the intersection of the North Right-of-Way line of E 91<sup>st</sup> Street and the West Right-of-Way line of Old Santa Fe Road, as now established; Thence North 53°42'08" East, along said West Right-of-Way line, 1021.17 feet to the Point of Beginning; Thence North 29°56'42" West, 147.70 feet; Thence North 02°32'06" East, 239.14 feet; Thence South 88°09'29" East, 354.42 feet to the West Right-of-Way line of Eastern Avenue, as now established; Thence South 02°21'55" West, along said West Right-of-Way line, 146.26 feet to said West Right-of-Way line of Old Santa Fe Road; Thence South 53°42'08" West, along said west Right-of-Way line, 353.68 feet to the Point of Beginning. Contains 94,304 square feet or 2.17 acres more or less.

is hereby rezoned from District R-7.5 (Residential 7.5) to District O (Office), all as shown outlined on a map marked Section 88-20A-1392, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

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I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

---

Joseph Rexwinkle, AICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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

Rezoning an area of about 2.17 acres generally located at northwest corner of Eastern Avenue and Old Santa Fe Road from District R-7.5 (Residential) to District O (Office). (CD-CPC-2023-00042).

### Discussion

See attached City Plan Commission Staff Report.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

This is a rezoning application, not applicable.

3. How does the legislation affect the current fiscal year?

This is a rezoning application, not applicable.

4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

This is a rezoning application, not applicable.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

This is a rezoning application, not applicable.

### 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





# City of Kansas City, Missouri

## Docket Memo

### Additional Discussion (if needed)

This is a rezoning application, not applicable.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
- 
- 

### Prior Legislation

This is a rezoning application, not applicable.

### Service Level Impacts

This is a rezoning application, not applicable.

### Other Impacts

1. What will be the potential health impacts to any affected groups?

This is a rezoning application, not applicable.



# City of Kansas City, Missouri

## Docket Memo

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

This is a rezoning application, not applicable.

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

This is a rezoning application, not applicable.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This is a rezoning application, not applicable.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

This is a rezoning application, not applicable.



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**File #: 230525**

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ORDINANCE NO. 230525

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 29.6 acres generally located south of Longview Road and west of Raytown Road from District R-80 to District O-1 to allow the adaptive reuse of the former Smith-Hale Middle School. (CD-CPC-2023-00065)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1396, rezoning an area of about 29.6 acres generally located south of Longview Road and west of Raytown Road from District R-80 (Residential Dash 80) to District O-1 (Office Dash 1), said section to read as follows:

Section 88-20A-1396. That an area legally described as:

All that part of the East 33-1/3 acres of the West 66-2/3 acres of the Northwest 1/4 of Section 8, Township 47, Range 32, and all that part of the East 16-2/3 acres of the West 33-1/3 acres of the Southwest 1/4 of the Southwest 1/4 of Section 5, Township 47, Range 32, lying South of the public road running East and West through said tract, in Kansas City, Jackson County, Missouri, described as follows: Commencing at the South Quarter corner of said Section 5; thence North along the North-South Centerline of said Section 5, 630.85 feet to the centerline of Longview Road; thence South 86°56' West along said centerline, 1734.61 feet to the true point of beginning; thence South 0°09' East 324.05 feet; thence South 38°15'50" East 154.0 feet (Deed South 38°39'45" East 154.9 feet); thence North 89°22' East 112.0 feet to a point on the East line of the East 16-2/3 acres of the West 33-1/3 acres of the Southwest 1/4 of the Southwest 1/4 of said Section 5; thence South 0°09' East along said East line, 108.1 feet to a point on the South line of said Section 5; thence South 0°18' East along the East line of the East 33-1/3 acres of the West 66-2/3 acres of the Northwest 1/4 of said Section 8, 2004.80 feet; thence South 89°36'35" West parallel with the North line of the Northwest 1/4 of said Section 8, 545.71 feet to a point on the West line of the East 33-1/3 acres of the West 66-2/3 acres of the Northwest 1/4 of said Section 8; thence North 0°18' West along said West line 2004.80 feet to a point on the North line of the Northwest 1/4 of said Section 8; thence North 0°09' West along the West line of the East 16-2/3 acres of the West 33-1/3 acres of the Southwest 1/4 of the

Southwest 1/4 of said Section 5, 537.41 feet to a point on the centerline of Longview Road; thence North 86°56' East along said centerline, 339.12 feet to the point of beginning, except that part in Longview Road, as presently established.

is hereby rezoned from District R-80 (Residential Dash 80) to District O-1 (Office Dash 1) all as shown outlined on a map marked Section 88-20A-1396, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

---

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

---

Joseph Rexwinkle, AICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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

Seeking approval of a rezoning to district R-80 (Residential 80) to district O-1 (Office 1) and an area plan amendment to the Hickman Mills Area Plan from Residential Low Density to Office.

### Discussion

The applicant is seeking approval of a rezoning from district R-80 to district O-1, there are a couple parcels zoned O to the north and south of the property, higher density residential districts to the west, and open space to the east. The O-1 zoning would restrict future building height to 35' (feet) and decrease the allowed floor area ratio (FAR). The applicant is also seeking approval of an area plan amendment to ensure the future land use classification of the lot matches the proposed zoning. After city staff and applicant presentations, the Commission heard public testimony in opposition of the proposed rezoning and area plan amendment. Following a discussion among Commissioners regarding the proposed use and effect on the surrounding neighborhood the Commissioners had a split vote which led to a determination of "no recommendation" for the proposed rezoning and area plan amendment.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
NA
3. How does the legislation affect the current fiscal year?  
NA
4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
NA
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
NA

# City of Kansas City, Missouri

## Docket Memo



### 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

### Additional Discussion (if needed)

NA

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

### Prior Legislation

See CPC Staff Report

### Service Level Impacts

See CPC Staff Report

# City of Kansas City, Missouri

## Docket Memo



### Other Impacts

1. What will be the potential health impacts to any affected groups?  
NA
2. How have those groups been engaged and involved in the development of this ordinance?  
NA
3. How does this legislation contribute to a sustainable Kansas City?  
NA
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
NA
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
NA



**File #: 230526**

ORDINANCE NO. 230526

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 320 acres generally located west of Highway 169 along N.W. Tiffany Springs Parkway from Districts R-80 and AG-R to Districts R-7.5, R-1.5 and B3-2. (CD-CPC-2023-00076).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1393, rezoning an area of about 320 acres generally located west of Highway 169 along N.W. Tiffany Springs Parkway from Districts R-80 (Residential 80) and AG-R (Agricultural-Residential) to Districts R-7.5 (Residential 7.5), R-1.5 (Residential 1.5), and B3-2 (Community business (Dash 2)), said section to read as follows:

Section 88-20A-1393. That an area legally described as:

Tract 1 - Single Family Residential (R-7.5) 119.3 acres

All that part of the Southeast Quarter of Section 34, Township 52, Range 33, and all that part of the Fractional Southwest Quarter of Section 34, Township 52, Range 33 in Clay County, Missouri and all that part of the Fractional Southeast Quarter of Section 34, Township 52, Range 33 in Platte County, Missouri described as follows: Commencing at the southwest corner of the Southeast Quarter of Section 34, Township 52, Range 33, Clay County, all in the City of Kansas City, Missouri; thence North 00 degrees 37 minutes 55 seconds East, a distance of 30.00 feet to a point on the northerly right of way line of N.W. 96th Street and the point of beginning; thence along said northerly right of way line South 89 degrees 40 minutes 45 seconds West, a distance of 1584.40; thence North 00 degrees 44 minutes 29 seconds East, a distance of 1200.00 feet; thence South 89 degrees 54 minutes 04 seconds West, a distance of 800.00 feet to a point on the easterly right of way line of N. Platte Purchase Drive; thence North 00 degrees 44 minutes 29 seconds East along said easterly right of way line, a distance of 1314.04 feet to the southerly right of way line of N.W. 100th Street; thence along the southerly right of way line of N.W. 100th Street the following five courses; thence north 89 degrees 45 minutes 22 seconds East, a distance of 673.67 feet to a point of curvature; thence along a curve to the right, having a



central angle of 47 degrees 50 minutes 48 seconds, radius of 1600.00 feet and arc length of 1336.13 feet to a point of tangency; thence South 42 degrees 23 minutes 49 seconds East, a distance of 411.32 feet to a point of curvature; thence along a curve to the left, having a central angle of 02 degrees 50 minutes 44 seconds, radius of 2100.00 feet and arc length of 104.29 feet to a point of tangency; thence South 45 degrees 14 minutes 33 seconds East, a distance of 767.67 feet; thence South 29 degrees 34 minutes 54 seconds East, a distance of 712.44 feet; thence South 00 degrees 02 minutes 04 seconds East, a distance of 452.88 to the northerly right of way line of N.W. 96th Street; thence North 89 degrees 29 minutes 36 seconds West along said northerly right of way line, a distance of 756.88 feet to the east line of said Fractional Southwest Quarter and the point of beginning, containing 119.30 acres more or less.

Tract 2 - Multi-Family (R-1.5) Residential 90.35 acres

All that part of the Southeast Quarter of Section 34, Township 52, Range 33, and all that part of the Northeast Quarter of Section 34, Township 52, Range 33, and all that part of the Fractional Southwest Quarter of Section 34, Township 52, Range 33, in Clay County, Missouri described as follows: beginning at the northwest corner of the Southeast Quarter of Section 34, Township 52, Range 33, Clay County, all in the City of Kansas City, Missouri; thence North 00 degrees 34 minutes 08 seconds East, along the west line of the Northeast Quarter of said Section 34 Township 52 Range 33, a distance of 604.87 feet; thence South 89 degrees 34 minutes 43 seconds East, a distance of 1608.96 feet; thence North 31 degrees 21 minutes 05 seconds East, a distance of 339.97 feet; thence North 30 degrees 54 minutes 42 seconds East, a distance of 479.14 feet; thence South 89 degrees 30 minutes 23 seconds East, a distance of 451.11 feet to the westerly right of way line of U.S. Highway 169; thence South 01 degrees 04 minutes 35 seconds East along said westerly right of way line, a distance of 894.17 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 106.44 feet; thence South 27 degrees 12 minutes 30 seconds West, a distance of 142.78 feet; thence South 34 degrees 46 minutes 24 seconds West, a distance of 241.65 feet; thence South 26 degrees 04 minutes 03 seconds West, a distance of 219.41 feet; thence North 68 degrees 23 minutes 44 seconds West, a distance of 162.85 feet; thence North 62 degrees 09 minutes 50 seconds West, a distance of 349.76 feet; thence South 25 degrees 57 minutes 41 seconds West, a distance of 131.61 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 484.34 feet; thence South 45 degrees 01 minutes 11 seconds West, a distance of 461.65 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 357.65 feet; thence South 00 degrees 00 minutes 00 seconds east, a distance of 303.91 feet; thence South 26 degrees 45 minutes 20 seconds West, a distance of 476.08 feet to the northerly right of way line of N.W. 100th Street; thence along said northerly right of way line the following five courses; thence along a curve to the right, having a central angle of 07 degrees 05 minutes 57 seconds, radius of 910.00 feet and arc length of 112.75 feet to a point of tangency; thence North 45 degrees 14 minutes 33 seconds West, a distance of 882.31 feet to a point of curvature; thence along a

curve to the right, having a central angle of 02 degrees 50 minutes 44 seconds , radius of 1900.00 feet for and arc length of 94.38 feet to a point of tangency; thence North 42 degrees 23 minutes 49 seconds West, a distance of 411.32 feet to a point of curvature; thence along a curve to the left, having a central angle of 28 degrees 22 minutes 27 seconds, radius of 1800.00 feet and arc length of 891.41 feet to the north line of the Fractional Southwest Quarter of Section 34 Township 52 Range 33 Clay County, Missouri; thence North 89 degrees 36 minutes 30 seconds East, along said north line, a distance of 1107.42 feet to the point of beginning, containing 90.35 acres more or less.

**Tract 3 - Multi-Family (R-1.5) Residential 9.7 acres**

A tract of land in the Northeast Quarter of Section 34, Township 52, Range 33, Clay County, Missouri described as follows: Commencing at the northeast corner of the Northeast Quarter of Section 34, Township 52, Range 33, Clay County, all in the City of Kansas City, Missouri; thence South 00 degrees 54 minutes 48 seconds West along the east line of said Northeast Quarter, a distance of 314.43 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 253.38 feet to a point on the westerly right of way line of U.S. Highway 169 and on the southerly line of a tract of land 50.00 feet in width conveyed to the United States of America by Warranty Deed recorded in Book 1238 at page 657 in the Clay County, Missouri Recorder's Office and the point of beginning; thence along said southerly line the following four courses; thence South 48 degrees 35 minutes 28 seconds West, a distance of 337.86 feet to a point of curvature; thence along a curve to the right, having a central angle of 36 degrees 19 minutes 30 seconds, radius of 219.78 feet and arc length of 139.34 feet to a point of tangency; thence South 84 degrees 54 minutes 58 seconds West, a distance of 196.57 feet to a point of curvature; thence along a curve to the left, having a central angle of 14 degrees 26 minutes 30 seconds, radius of 180.94 feet and arc length of 45.61 feet to a point of tangency; thence South 00 degrees 33 minutes 12 seconds West, a distance of 1101.88 feet; thence North 30 degrees 54 minutes 42 seconds East, a distance of 479.14 feet; thence North 31 degrees 19 minutes 36 seconds East, a distance of 794.22 feet to the westerly right of way line of U.S. Highway 169; thence along said westerly right of way line the following two courses; thence North 01 degrees 06 minutes 17 seconds West, a distance of 8.21 feet; thence North 05 degrees 19 minutes 05 seconds West, a distance of 310.11 feet to the point of beginning, containing 9.7 acres more or less.

**Tract 4 - Multi-Family (R-1.5) Residential 6.5 acres**

A tract of land in the Northeast Quarter of Section 34, Township 52, Range 33, Clay County, Missouri described as follows: Commencing at the northeast corner of the Northeast Quarter of Section 34, Township 52, Range 33, Clay County, all in the City of Kansas City, Missouri; thence North 89 degrees 35 minutes 07 seconds West along the north line of said Northeast Quarter, a distance of 287.86 feet to a point on the westerly right of way line of U.S. Highway 169 and the

point of beginning; thence South 05 degrees 19 minutes 05 seconds East along said westerly right of way line, a distance of 255.97 feet to a point on the northerly line of a tract of land 50.00 feet in width conveyed to the United States of America by Warranty Deed Recorded in Book 1238 at page 657 in the Clay County Recorder's Office; thence along said northerly line the following four courses; thence South 48 degrees 35 minutes 28 seconds West, a distance of 374.31 feet to a point of curvature; thence along a curve to the right, having a central angle of 36 degrees 19 minutes 30 seconds, radius of 169.78 feet and arc length of 107.64 feet to a point of tangency; thence South 84 degrees 54 minutes 58 seconds West, a distance of 196.57 feet to a point of curvature; thence along a curve to the left, having a central angle of 09 degrees 58 minutes 00 seconds, radius of 230.94 feet and arc length of 40.17 feet; thence North 00 degrees 33 minutes 12 seconds East, a distance of 572.91 feet to the north line of said Northeast Quarter; thence South 89 degrees 35 minutes 07 seconds East, a distance of 584.05 feet to the point of beginning, containing 6.5 acres more or less.

Tract 5 - Commercial (B3-2) 11.20 acres

A tract of land in the Southeast Quarter of Section 34, Township 52, Range 33, Clay County, Missouri described as follows: Commencing at the southeast corner of the Southeast Quarter of Section 34, Township 52, Range 33, Clay County, all in the City of Kansas City, Missouri; thence North 89 degrees 29 minutes 36 seconds West, along the south line of said Southeast Quarter, a distance of 1360.37 feet; thence North 00 degrees 06 minutes 42 seconds West, a distance of 30.00 feet, to a point on the northerly right of way line of N.W. 96th Street and the westerly right of way line of N. Summit Street and the point of beginning; thence along said westerly right of way line of N. Summit Street the following four courses; thence North 00 degrees 08 minutes 51 seconds East, a distance of 10.09 feet; thence North 46 degrees 27 minutes 37 seconds East, a distance of 145.51 feet; thence North 00 degrees 23 minutes 31 seconds East, a distance of 470.00 feet; thence North 42 degrees 51 minutes 29 seconds West, a distance of 129.01 feet to the southerly right of way line of N.W. 100th Street; thence along said southerly right of way line the following three courses; thence South 88 degrees 49 minutes 51 seconds West, a distance of 6.11 feet to a point of curvature; thence along a curve to the right, having a central angle of 45 degrees 55 minutes 35 seconds, radius of 1110.00 feet and arc length of 889.74 feet to a point of tangency; thence North 45 degrees 14 minutes 33 seconds West, a distance of 114.64 feet; thence South 29 degrees 34 minutes 54 seconds East, a distance of 712.44 feet; thence South 02 degrees 02 minutes 04 seconds East, a distance of 452.88 feet to the northerly right of way line of N.W. 96th Street; thence along said northerly right of way line, South 89 degrees 29 minutes 36 seconds East, a distance of 518.79 feet to the point of beginning, containing 11.20 acres more or less.

Tract 6 - Commercial (B3-2) 50.25 acres

A tract of land in the Southeast Quarter and Northeast Quarter of Section 34, Township 52, Range 33, Clay County, Missouri described as follows: Commencing at the northeast corner of the Southeast Quarter of Section 34, Township 52, Range 33, Clay County, all in the City of Kansas City, Missouri; thence North 89 degrees 26 minutes 02 seconds West along the north line of said Southeast Quarter, a distance of 124.03 feet to a point on the westerly right of way line of U.S. Highway 169 and the point of beginning; thence North 01 degrees 09 minutes 53 seconds West, along said westerly right of way line, a distance of 421.48 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 106.44 feet; thence South 27 degrees 12 minutes 30 seconds West, a distance of 142.78 feet; thence South 34 degrees 46 minutes 24 seconds West, a distance of 241.65 feet; thence South 26 degrees 04 minutes 03 seconds West, a distance of 219.41 feet; thence North 68 degrees 23 minutes 44 seconds West, a distance of 162.85 feet; thence North 62 degrees 09 minutes 50 seconds West, a distance of 349.76 feet; thence South 25 degrees 57 minutes 41 seconds West, a distance of 131.61 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 484.34 feet; thence South 45 degrees 01 minutes 11 seconds West, a distance of 461.65 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 357.65 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 303.91 feet; thence South 26 degrees 45 minutes 20 seconds West, a distance of 476.08 feet to the northerly right of way line of N.W. 100th Street; thence along said northerly right of way line the following nine courses; thence along a curve to the left, having a central angle of 38 degrees 49 minutes 39 seconds, radius of 910.00 feet and arc length of 616.68 feet to a point of tangency; thence North 88 degrees 49 minutes 51 seconds East, a distance of 24.22 feet; thence North 44 degrees 40 minutes 52 seconds East, a distance of 79.67 feet; thence North 88 degrees 49 minutes 51 seconds East, a distance of 120.00 feet; thence South 45 degrees 00 minutes 00 seconds East, a distance of 87.33 feet; thence North 88 degrees 49 minutes 51 seconds East, a distance of 510.88 feet; thence North 65 degrees 19 minutes 04 seconds East, a distance of 135.38 feet; thence North 01 degrees 11 minutes 19 seconds East, a distance of 125.10 feet; thence North 17 degrees 43 minutes 14 seconds East a distance of 185.28 feet to the westerly right of way line of U.S. Highway 169; thence along said westerly right of way line the following three courses; thence North 22 degrees 33 minutes 56 seconds East, a distance of 709.74 feet; thence North 05 degrees 02 minutes 30 seconds East, a distance of 402.32 feet; thence North 01 degrees 03 minutes 56 seconds West, a distance of 302.84 feet to the point of beginning, containing 50.25 acres more or less.

Tract 7 - Commercial (B3-2) 12.05 acres

A tract of land in the Southeast Quarter of Section 34, Township 52, Range 33, Clay County, Missouri described as follows: Commencing at the southeast corner of the Southeast Quarter of Section 34, Township 52, Range 33, Clay County, all in the City of Kansas City, Missouri; thence North 89 degrees 29 minutes 36

seconds West, along the south line of said Southeast Quarter, a distance of 302.45 feet to the westerly right of way line of U.S. Highway 169; thence along said westerly right of way line, North 06 degrees 20 minutes 01 seconds East, a distance of 26.18 feet to the northerly right of way line of N.W. 96th Street and the point of beginning; thence along said northerly right of way line the following four courses; thence North 89 degrees 04 minutes 56 seconds West, a distance of 272.22 feet; thence North 00 degrees 30 minutes 23 seconds East, a distance of 2.00 feet; thence North 89 degrees 29 minutes 36 seconds West, a distance of 270.00 feet; thence North 88 degrees 19 minutes 24 seconds West, a distance of 334.03 feet to easterly right of way line of N. Summit Street; thence along said easterly right of way line the following two courses; thence North 00 degrees 23 minutes 31 seconds East, a distance of 577.21 feet; thence North 42 degrees 42 minutes 58 seconds East, a distance of 122.66 feet to the southerly right of way line of N.W. 100th Street; thence along said southerly right of way line the following two courses; thence North 88 degrees 49 minutes 51 seconds East, a distance of 526.47 feet; thence South 33 degrees 25 minutes 56 seconds East, a distance of 267.44 feet to the westerly right of way line of U.S. Highway 169; thence along said westerly right of way line the following two courses; thence South 13 degrees 51 minutes 13 seconds East, a distance of 483.06 feet; thence South 06 degrees 20 minutes 01 seconds West, a distance of 4.42 feet to the point of beginning, containing 12.05 acres more or less.

Tract 8 – Multi-Family Residential (R-1.5) 22.0 acres

All that part of the Fractional Southwest Quarter of Section 34, Township 52, Range 33 in Clay County, Missouri and all that part of the Fractional Southeast Quarter of Section 34, Township 52, Range 33 in Platte County, Missouri described as follows: Commencing at the southwest corner of the Fractional Southeast Quarter of Section 34, Township 52, Range 33 in Platte County, Missouri, all in the City of Kansas City, Missouri; thence North 00 degrees 44 minutes 29 seconds East, a distance of 30.02 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 30.00 feet to a point on the easterly right of way line of N. Platte Purchase Drive and the northerly right of way line of N.W. 96th Street and the point of beginning; thence North 89 degrees 57 minutes 58 seconds East along said northerly right of way line, a distance of 618.77 feet to the east line of said Fractional Southeast Quarter and the Platte-Clay County line; thence North 89 degrees 40 minutes 45 seconds East along said northerly right of way line, a distance of 181.23 feet; thence North 00 degrees 44 minutes 29 seconds East, a distance of 1200.00 feet; thence South 89 degrees 54 minutes 04 seconds West, a distance of 800.00 feet to the easterly right of way line of N. Platte Purchase Drive; thence South 00 degrees 44 minutes 29 seconds west along said easterly right of way line, a distance of 1200.00 feet to the point of beginning, containing 22.00 acres more or less.

is hereby rezoned from Districts R-7.5 (Residential 7.5), R-1.5 (Residential 1.5), and B3-2 (Community business (Dash 2)), all as shown outlined on a map marked Section 88-20A-1393,

which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

---

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

---

Joseph Rexwinkle, AICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney

# City of Kansas City, Missouri



## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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

Rezoning an area of about 320 acres generally located west of Highway 169 along NW Tiffany Springs Parkway from District R-80 and AG-R to District R-7.5, R-1.5 and B3-2. (CD-CPC-2023-00076).

### Discussion

See CPC staff report

### 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 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.  Yes  No

# City of Kansas City, Missouri



## Docket Memo

2. This fund has a structural imbalance.

Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Select (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- 
- 
- 
- 
- 
- 

### Prior Legislation

See CPC staff report

### Service Level Impacts

See CPC staff report

### Other Impacts

1. What will be the potential health impacts to any affected groups?

This is a zoning ordinance and has not been evaluated against this subject matter.

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





# City of Kansas City, Missouri

## Docket Memo

This is a zoning ordinance and has not been evaluated against this subject matter.

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

This is a zoning ordinance and has not been evaluated against this subject matter.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This is a zoning ordinance and has not been evaluated against this subject matter.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

This is a zoning ordinance and has not been evaluated against this subject matter.



**File #: 230527**

ORDINANCE NO. 230527

Sponsors: Councilmember Ryana Parks-Shaw

Waiving the limitations established by the Fund Balance and Reserve Policy in Section 2-1954 of the City’s Code of Ordinances and appropriating \$20,000.00 from the Unappropriated Fund Balance of the General Fund to provide funding for neighborhood association-led projects that meet the program’s requirements and increase community engagement, neighborhood identity and quality of life in Kansas City neighborhoods; establishing requisitioning authority; authorizing the Director of Neighborhood Services to execute contracts of not more than \$20,000.00 per year to effectuate the purposes of this ordinance; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the City is committed to increasing community engagement, neighborhood identity and quality of life throughout the City and partnering with residents on the neighborhood-level to further these purposes; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the limitations set in place by Code of Ordinance Sec. 2-1954(h) are hereby waived for the limited purposes of this Ordinance.

Section 2. That the sum of \$20,000.00 is hereby appropriated from the Unappropriated Fund Balance of the General Fund in the following amount:

24-1000-572300-619080	Preservations Support Services	\$20,000
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Section 3. That the Director of the Neighborhood Services Department is hereby designated as requisitioning authority for Account No. 24-1000-572300

Section 4. That the Director of the Neighborhood Services Department is authorized to execute contracts of not more than \$20,000.00 per year to effectuate the purposes of this ordinance by providing funding to neighborhood association-led projects that meet the program’s requirements and increase community engagement, neighborhood identity and quality of life in Kansas City neighborhoods through programs that contribute toward the Neighborhood Services Department’s goals of abating nuisances, performing minor home repairs, creating youth employment programs that beautify public properties, creating community gardens, orchards or other greenspaces or promoting other City-identified goals in Kansas City neighborhoods.

Section 5. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter and shall take effect in accordance with Section 503, City Charter.

..end

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I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Bret R. Kassen  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Council

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

Waiving the limitations established by the Fund Balance and Reserve Policy in section 2-1954 of the Code of Ordinances; Appropriating \$20,000 from the Unappropriated Fund Balance of the General Fund to provide funding for neighborhood association-led projects that meet the program’s requirements and increase community engagement, neighborhood identity and quality of life in Kansas City neighborhoods; establishing requisitioning authority; authorizing the Director of Neighborhood Services to execute contracts of not more than \$20,000 per year to effectuate the purposes of this ordinance; and recognizing this ordinance as having an accelerated effective date.

### Discussion

The purpose of a neighborhood organization is to engage and mobilize residents to address issues within their geographic areas. The City of KC recognizes that neighborhood organizations can uniquely identify local issues and opportunities, enabling more residents to engage.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

The Funding Source will be the Unappropriated Fund Balance of the General Fund

3. How does the legislation affect the current fiscal year?

The Current Fiscal Impact for FY24 is \$20,000.00.

4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

Yes. Requesting an annual appropriation from the general fund for \$20,000.00 per fiscal year.



# City of Kansas City, Missouri

## Docket Memo

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

### Additional Discussion (if needed)

The General Fund balance target of two months of operating expenditures pursuant to Section 2-1954 of the Code of Ordinances is estimated at \$103.2 million.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities

Which objectives are impacted by this legislation (select all that apply):

- Maintain and increase affordable housing supply to meet the demands of a diverse population.
- Broaden the capacity and innovative use of funding sources for affordable housing.
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing and improve the wellbeing of residents while sustaining their diverse cultures.
- Ensure all occupants of residences have quality, efficient housing with minimal economic or regulatory barriers.
- Address the various needs of the City’s most vulnerable population.
- Utilize planning approaches to improve the City’s neighborhoods.

### Prior Legislation

# City of Kansas City, Missouri

## Docket Memo



No.

### Service Level Impacts

Neighborhood-level community organizing and the neighborhood organizations that support it play a critical role in keeping residents informed, connected to their community and empowered to guide and influence decisions.

### Other Impacts

1. What will be the potential health impacts to any affected groups?

Improve quality of life in neighborhoods by providing resources to residents.

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

No. The neighborhood associations will need to apply for the funding.

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

Improves the overall neighborhoods appear within the last two years.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

No. The neighborhood associations will need to apply for the funding.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

No. The neighborhood associations will need to apply for the funding.



**APPROPRIATION TRANSACTION**  
 CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: **Neighborhoods Services**

BUSINESS UNIT: **KCMBU**      DATE: **6/20/2023**      JOURNAL ID: \_\_\_\_\_

LEDGER GROUP: **ADMIN**      BUDGET PERIOD: **2024**

<u>FUND</u>	<u>DEPT ID</u>	<u>ACCOUNT</u>	<u>PROJECT</u>	<u>AMOUNT</u>
1000	572300	619080		\$ 20,000.00
TOTAL				20,000.00

**DESCRIPTION:**

Waiving the limitations established by the Fund Balance and Reserve Policy in section 2-1954 of the Code of Ordinances; Appropriating \$20,000 from the Unappropriated Fund Balance of the General Fund to provide funding for neighborhood association-led projects that meet the program's requirements and increase community engagement, neighborhood identity and quality of life in Kansas City neighborhoods; establishing requisitioning authority; authorizing the Director of Neighborhood Services to execute contracts of not more than \$20,000 per year to effectuate the purposes of this ordinance; and recognizing this ordinance as having an accelerated effective date.

APPROVED BY:	DATE	APPROVED BY: DEPARTMENT HEAD	DATE
Michael Ignacio	6/20/2023		



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**File #:** 140601

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ORDINANCE NO. 140601

Approving and designating Redevelopment Project Area 5 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "TIF Act"), the City Council of Kansas City, Missouri by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, As Amended, passed on August 29, 1991, Ordinance No. 100089, As Amended, passed on January 28, 2010 and Ordinance No. 130986, passed on December 19, 2013, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the City Council approved the Bannister & I-435 Tax Increment Financing Plan by Committee Substitute for Ordinance No. 130737, passed on October 10, 2013; and

WHEREAS, the City Council subsequently approved the First Amendment to the Bannister & I-435 Tax Increment Financing Plan (the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan is referred to herein as the "Redevelopment Plan") and designated the Redevelopment Area as a blighted area; and

WHEREAS, the Redevelopment Plan contemplates the implementation of the Redevelopment Plan through a number of separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That all terms used in this ordinance shall be construed as defined in the TIF Act.

Section 2. That the area selected for Redevelopment Project Area 5 legally described as follows: A tract of land situated in a portion of the Southwest Quarter of Section 24, Township 48 North, Range 33 West of the 5th Principal Meridian, in the Kansas City, Jackson County, Missouri being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the Northeast corner of the Southwest Quarter of said Section 24; thence North 86 degrees 46 minutes 23 seconds West 956.09 feet along the North line of said Southwest Quarter;



thence South 3 degrees 13 minutes 37 seconds West 650.84 feet to the beginning of a non-tangent curve concave to the Northwest having a radius of 1047.00 feet said point also being the True Point of Beginning of the tract herein described; thence South Westerly 235.40 feet, along said curve to the right having a chord bearing South 31 degrees 16 minutes 17 seconds West 234.91 feet, to the beginning of a reverse curve concave to the Southeast having a radius of 1853.00 feet; thence Southwesterly 238.71 feet, along said curve to the left having a chord bearing South 34 degrees 01 minutes 19 seconds West 238.55 feet, to the beginning of a reverse curve concave to the Northwest having a radius of 35.00 feet; thence Southwesterly 30.25 feet, along said curve to the right having a chord bearing South 55 degrees 05 minutes 21 seconds West 29.31 feet, to the beginning of a reverse curve concave to the Southeast having a radius of 117.50 feet; thence Southwesterly 91.27 feet, along said curve to the left having a chord bearing South 57 degrees 35 minutes 36 seconds West 89.00 feet, to the beginning of a reverse curve concave to the Northwest having a radius of 35.00 feet; thence Southwesterly 35.22 feet along said curve to the right having a chord bearing South 64 degrees 10 minutes 08 seconds West 33.75 feet, to the beginning of a reverse curve concave to the Southeast having a radius of 529.00 feet; thence Southwesterly 188.36 feet along said curve to the left having a chord bearing South 82 degrees 47 minutes 50 seconds West 187.37 feet; thence North 10 degrees 55 minutes 24 seconds West 229.09 feet; thence North 50 degrees 42 minutes 53 seconds East 519.03 feet; thence South 76 degrees 08 minutes 48 seconds East 218.90 feet to the True Point of Beginning of the tract herein described containing 176,778 square feet or 4.0583 acres more or less.

is approved and designated by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as Redevelopment Project Area 5 ("Project Area 5").

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project Area 5. Pursuant to the TIF Act, as it may be amended from time to time and incorporated herein, after the total equalized assessed valuation of the taxable real property in Project Area 5 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 5, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in the TIF Act each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area 5 shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project Area 5 over and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 5 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes, which are necessary to the payment of Project Area 5 Costs within the Redevelopment Area, into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Project Area 5 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

Section 5. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Executive of Jackson County, Missouri.  
..end

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Approved as to form and legality:

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Brian T. Rabineau  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Manager's Office

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 and designating Redevelopment Project Area 5 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

### Discussion

This legislation approves Project Area 5 of the Bannister & I-435 TIF plan, approves tax increment financing for the area described, and establishes payments in lieu of taxes.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

This ordinance only establishes Tax Increment Financing for the Redevelopment Project Area.

3. How does the legislation affect the current fiscal year?

No impact.

4. Does the legislation have 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?

This ordinance establishes Tax Increment Financing for the Project Area. There is no generation of revenue, leverage of outside funding, or an investment to make any returns on.



# City of Kansas City, Missouri

## Docket Memo

### 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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Finance and Governance (Press tab after selecting.)

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

Ordinance 130737 approved the relevant TIF plan.

### Service Level Impacts

No service level impacts.

### Other Impacts

- 1. What will be the potential health impacts to any affected groups?

# City of Kansas City, Missouri



## Docket Memo

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?

Activating the project areas allows for development to occur in the future with the benefit of Tax Increment Financing. Although this Redevelopment Project Area has no active development within its borders, this incentive could spur it to happen in the future.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This does not apply to the activities of the TIF Commission.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

The TIF Commission complies with Code of Ordinances, Chapter 3.



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**File #: 140603**

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ORDINANCE NO. 140603

Approving and designating Redevelopment Project Area 7 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "TIF Act"), the City Council of Kansas City, Missouri by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, As Amended, passed on August 29, 1991, Ordinance No. 100089, As Amended, passed on January 28, 2010 and Ordinance No. 130986, passed on December 19, 2013, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the City Council approved the Bannister & I-435 Tax Increment Financing Plan by Committee Substitute for Ordinance No. 130737, passed on October 10, 2013; and

WHEREAS, the City Council subsequently approved the First Amendment to the Bannister & I-435 Tax Increment Financing Plan (the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan is referred to herein as the "Redevelopment Plan") and designated the Redevelopment Area as a blighted area; and

WHEREAS, the Redevelopment Plan contemplates the implementation of the Redevelopment Plan through a number of separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects; NOW, THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That all terms used in this ordinance shall be construed as defined in the TIF Act.

Section 2. That the area selected for Redevelopment Project Area 7 legally described as follows: A tract of land situated in a portion of the Northwest Quarter of Section 25, Township 48 North, Range 33 West of the 5th Principal Meridian, in the Kansas City, Jackson County, Missouri being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the Southwest corner of the Northwest Quarter of said Section 25; thence North 02 degrees 09 minutes 14 seconds East 1321.44 feet along the West line of the Northwest Quarter of

said Section 25; thence South 86 degrees 51 minutes 17 seconds East 2019.20 feet along the South line of the Northeast Quarter of the Northwest Quarter of said Section 25; thence North 3 degrees 08 minutes 42 seconds East 20.00 feet to a point on the North Right-of-Way line of 93rd Street as now established said point being the True Point of Beginning of the tract herein described; thence North 02 degrees 13 minutes 52 seconds East 202.10 feet to the beginning of a curve concave to the Southeast having a radius of 885.00 feet; thence Northeasterly 642.13 feet along said curve to the right having a chord bearing North 23 degrees 01 minutes 02 seconds East 628.14 feet; thence South 55 degrees 46 minutes 58 seconds East 362.59 feet to a point on the Westerly Right-of-Way line of the Kansas City Southern Railroad; thence South 02 degrees 26 minutes 44 seconds West 585.71 feet along said Westerly Right-of-Way line, to a point on the North Right-of-Way line of 93rd Street as now established; thence North 86 degrees 51 minutes 18 seconds West 100.00 feet along said North Right-of-Way line; thence South 02 degrees 26 minutes 44 seconds West 20.00 feet along said North Right-of-Way line; thence North 86 degrees 51 minutes 18 seconds West 428.26 feet along said North Right-of-Way line to the True Point of Beginning of the tract herein described containing 347,572 square feet or 7.9792 acres more or less.

is approved and designated by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as Redevelopment Project Area 7 ("Project Area 7").

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project Area 7. Pursuant to the TIF Act, as it may be amended from time to time and incorporated herein, after the total equalized assessed valuation of the taxable real property in Project Area 7 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 7, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in the TIF Act each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area 7 shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project Area 7 over and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 7 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes, which are necessary to the payment of Project Area 7 Costs within the Redevelopment Area, into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Project Area 7 over the amount of such taxes generated by economic activities within such area in the

calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

Section 5. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Executive of Jackson County, Missouri.  
..end

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Approved as to form and legality:

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Brian T. Rabineau  
Assistant City Attorney



# City of Kansas City, Missouri



## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Manager's Office

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 and designating Redevelopment Project Area 7 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

### Discussion

This legislation approves Project Area 7 of the Bannister & I-435 TIF plan, approves tax increment financing for the area described, and establishes payments in lieu of taxes.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

This ordinance only establishes Tax Increment Financing for the Redevelopment Project Area.

3. How does the legislation affect the current fiscal year?

No impact.

4. Does the legislation have 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?

This ordinance establishes Tax Increment Financing for the Project Area. There is no generation of revenue, leverage of outside funding, or an investment to make any returns on.



# City of Kansas City, Missouri

## Docket Memo

### 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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Finance and Governance (Press tab after selecting.)

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

Ordinance 130737 approved the relevant TIF plan.

### Service Level Impacts

No service level impacts.

### Other Impacts

- 1. What will be the potential health impacts to any affected groups?

# City of Kansas City, Missouri



## Docket Memo

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?

Activating the project areas allows for development to occur in the future with the benefit of Tax Increment Financing. Although this Redevelopment Project Area has no active development within its borders, this incentive could spur it to happen in the future.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This does not apply to the activities of the TIF Commission.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

The TIF Commission complies with Code of Ordinances, Chapter 3.



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**File #:** 140604

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ORDINANCE NO. 140604

Approving and designating Redevelopment Project Area 8 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "TIF Act"), the City Council of Kansas City, Missouri by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, As Amended, passed on August 29, 1991, Ordinance No. 100089, As Amended, passed on January 28, 2010 and Ordinance No. 130986, passed on December 19, 2013, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the City Council approved the Bannister & I-435 Tax Increment Financing Plan by Committee Substitute for Ordinance No. 130737, passed on October 10, 2013; and

WHEREAS, the City Council subsequently approved the First Amendment to the Bannister & I-435 Tax Increment Financing Plan (the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan is referred to herein as the "Redevelopment Plan") and designated the Redevelopment Area as a blighted area; and

WHEREAS, the Redevelopment Plan contemplates the implementation of the Redevelopment Plan through a number of separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects; NOW, THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That all terms used in this ordinance shall be construed as defined in the TIF Act.

Section 2. That the area selected for Redevelopment Project Area 8 legally described as follows: A tract of land situated in a portion of the Southwest Quarter of Section 24, Township 48 North, Range 33 West of the 5th Principal Meridian, in the Kansas City, Jackson County, Missouri being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the Northeast corner of the Southwest Quarter of said Section 24; thence North 86 degrees 46 minutes 23 seconds West 710.87 feet along the North line of said Southwest Quarter;

thence South 3 degrees 13 minutes 37 seconds West 1375.06 feet to the True Point of Beginning of the tract herein described; thence South 52 degrees 56 minutes 09 seconds East 28.54 feet to the beginning of a curve concave to the Northeast having a radius of 500.00 feet; thence Southeasterly 357.63 feet along said curve to the left having a chord bearing South 73 degrees 25 minutes 36 seconds East 350.06 feet; thence South 36 degrees 38 minutes 27 seconds West 440.20 feet; thence North 53 degrees 21 minutes 33 seconds West 357.34 feet; thence North 36 degrees 38 minutes 27 seconds East 320.30 feet to the True Point of Beginning of the Tract herein described containing 126,700 square feet or 2.9086 acres more or less.

is approved and designated by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as Redevelopment Project Area 8 ("Project Area 8").

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project Area 8. Pursuant to the TIF Act, as it may be amended from time to time and incorporated herein, after the total equalized assessed valuation of the taxable real property in Project Area 8 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 8, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in the TIF Act each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area 8 shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project Area 8 over and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 8 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes, which are necessary to the payment of Project Area 8 Costs within the Redevelopment Area, into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Project Area 8 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

Section 5. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Executive of Jackson County, Missouri.

..end

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Approved as to form and legality:

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Brian T. Rabineau  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Manager's Office

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 and designating Redevelopment Project Area 8 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

### Discussion

This legislation approves Project Area 8 of the Bannister & I-435 TIF plan, approves tax increment financing for the area described, and establishes payments in lieu of taxes.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

This ordinance only establishes Tax Increment Financing for the Redevelopment Project Area.

3. How does the legislation affect the current fiscal year?

No impact.

4. Does the legislation have 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?

This ordinance establishes Tax Increment Financing for the Project Area. There is no generation of revenue, leverage of outside funding, or an investment to make any returns on.



# City of Kansas City, Missouri

## Docket Memo

### 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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Finance and Governance (Press tab after selecting.)

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

Ordinance 130737 approved the relevant TIF plan.

### Service Level Impacts

No service level impacts.

### Other Impacts

- 1. What will be the potential health impacts to any affected groups?



# City of Kansas City, Missouri



## Docket Memo

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?

Activating the project areas allows for development to occur in the future with the benefit of Tax Increment Financing. Although this Redevelopment Project Area has no active development within its borders, this incentive could spur it to happen in the future.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This does not apply to the activities of the TIF Commission.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

The TIF Commission complies with Code of Ordinances, Chapter 3.



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**File #:** 140605

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ORDINANCE NO. 140605

Approving and designating Redevelopment Project Area 9 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "TIF Act"), the City Council of Kansas City, Missouri by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, As Amended, passed on August 29, 1991, Ordinance No. 100089, As Amended, passed on January 28, 2010 and Ordinance No. 130986, passed on December 19, 2013, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the City Council approved the Bannister & I-435 Tax Increment Financing Plan by Committee Substitute for Ordinance No. 130737, passed on October 10, 2013; and

WHEREAS, the City Council subsequently approved the First Amendment to the Bannister & I-435 Tax Increment Financing Plan (the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan is referred to herein as the "Redevelopment Plan") and designated the Redevelopment Area as a blighted area; and

WHEREAS, the Redevelopment Plan contemplates the implementation of the Redevelopment Plan through a number of separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects; NOW, THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That all terms used in this ordinance shall be construed as defined in the TIF Act.

Section 2. That the area selected for Redevelopment Project Area 9 legally described as follows: A tract of land situated in a portion of the Southwest Quarter of Section 24, Township 48 North, Range 33 West of the 5th Principal Meridian, in the Kansas City, Jackson County, Missouri being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the Northeast corner of the Southwest Quarter of said Section 24; thence North 86 degrees 46 minutes 23 seconds West 947.09 feet along the North line of said Southwest Quarter;

thence South 3 degrees 13 minutes 37 seconds West 50.00 feet to a point on the South Right-of-Way line of 87<sup>th</sup> Street as now established said point also being the True Point of Beginning of the tract herein described; thence South 55 degrees 24 minutes 20 seconds East 73.26 feet; thence South 86 degrees 46 minutes 23 seconds East 2.00 feet; thence South 03 degrees 13 minutes 37 seconds West 177.23 feet to the beginning of a curve concave to the Northwest having a radius 1047.00 feet; thence Southerly 192.22 feet along said curve to the right having a chord bearing South 08 degrees 29 minutes 11 seconds West 191.95 feet; thence North 84 degrees 36 minutes 47 seconds West 410.83 feet to the beginning of a curve concave to the Southeast having a radius of 101.55 feet; thence Southwesterly 56.35 feet along said curve to the left having a chord bearing South 75 degrees 05 minutes 33 seconds West 55.63 feet; thence South 59 degrees 11 minutes 42 seconds West 488.58 feet to the beginning of a curve concave to the North having a radius of 118.00 feet; thence Westerly 127.44 feet along said curve to the right having a chord bearing North 90 degrees 00 minutes 00 seconds West 121.34 feet; thence North 59 degrees 03 minutes 34 seconds West 80.43 feet to the beginning of a curve concave to the Northeast having a radius of 138.00 feet; thence Northwesterly 68.05 feet along said curve to the right having a chord bearing North 44 degrees 55 minutes 56 seconds West 67.37 feet; thence North 30 degrees 48 minutes 18 seconds West 216.18 feet to a point on the Easterly Right-of-Way line of Interstate I-435 as now established; thence North 38 degrees 18 minutes 57 seconds East 16.29 feet along said Easterly Right-of-Way line; thence North 59 degrees 10 minutes 05 seconds East 108.06 feet, along said East Right-of-Way line, to the most Westerly corner of Tract 1 "Benjamin Acres Second Plat"; thence North 59 degrees 10 minutes 03 seconds East 216.47 feet along said Easterly Right-of-Way line; thence North 57 degrees 00 minutes 07 seconds East 372.02 feet along said Easterly Right-of-Way line; thence North 84 degrees 05 minutes 20 seconds East 76.65 feet, along said Easterly Right-of-Way line, to a point on the South Right-of-Way line of 87<sup>th</sup> Street as now established in a deed recorded in Book K-1972 at Page 585; thence South 86 degrees 46 minutes 23 seconds East 530.85 feet, along said South Right-of-Way line to the True Point of Beginning of the tract herein described containing 508,628 square feet or 11.6765 acres more or less.

is approved and designated by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as Redevelopment Project Area 9 ("Project Area 9").

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project Area 9. Pursuant to the TIF Act, as it may be amended from time to time and incorporated herein, after the total equalized assessed valuation of the taxable real property in Project Area 9 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 9, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in the TIF Act each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area 9 shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project Area 9 over

and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 9 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes, which are necessary to the payment of Project Area 9 Costs within the Redevelopment Area, into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Project Area 9 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

Section 5. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Executive of Jackson County, Missouri.  
..end

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Approved as to form and legality:

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Brian T. Rabineau  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Manager's Office

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 and designating Redevelopment Project Area 9 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

### Discussion

This legislation approves Project Area 9 of the Bannister & I-435 TIF plan, approves tax increment financing for the area described, and establishes payments in lieu of taxes.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

This ordinance only establishes Tax Increment Financing for the Redevelopment Project Area.

3. How does the legislation affect the current fiscal year?

No impact.

4. Does the legislation have 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?

This ordinance establishes Tax Increment Financing for the Project Area. There is no generation of revenue, leverage of outside funding, or an investment to make any returns on.



# City of Kansas City, Missouri

## Docket Memo

### 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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Finance and Governance (Press tab after selecting.)

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

Ordinance 130737 approved the relevant TIF plan.

### Service Level Impacts

No service level impacts.

### Other Impacts

- 1. What will be the potential health impacts to any affected groups?

# City of Kansas City, Missouri



## Docket Memo

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?

Activating the project areas allows for development to occur in the future with the benefit of Tax Increment Financing. Although this Redevelopment Project Area has no active development within its borders, this incentive could spur it to happen in the future.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This does not apply to the activities of the TIF Commission.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

The TIF Commission complies with Code of Ordinances, Chapter 3.



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**File #:** 140606

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ORDINANCE NO. 140606

Approving and designating Redevelopment Project Area 10 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "TIF Act"), the City Council of Kansas City, Missouri by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, As Amended, passed on August 29, 1991, Ordinance No. 100089, As Amended, passed on January 28, 2010 and Ordinance No. 130986, passed on December 19, 2013, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the City Council approved the Bannister & I-435 Tax Increment Financing Plan by Committee Substitute for Ordinance No. 130737, passed on October 10, 2013; and

WHEREAS, the City Council subsequently approved the First Amendment to the Bannister & I-435 Tax Increment Financing Plan (the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan is referred to herein as the "Redevelopment Plan") and designated the Redevelopment Area as a blighted area; and

WHEREAS, the Redevelopment Plan contemplates the implementation of the Redevelopment Plan through a number of separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects; NOW, THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That all terms used in this ordinance shall be construed as defined in the TIF Act.

Section 2. That the area selected for Redevelopment Project Area 10 legally described as follows: A tract of land situated in a portion of the Southwest Quarter of Section 24, Township 48 North, Range 33 West of the 5th Principal Meridian, in the Kansas City, Jackson County, Missouri being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the Northeast corner of the Southwest Quarter of said Section 24; thence North 86 degrees 46 minutes 23 seconds West 1408.15 feet along the North line of said Southwest Quarter;



thence South 03 degrees 13 minutes 37 seconds West 2130.86 feet to point on a non-tangent curve concave to the Northwest having a radius of 1720.00 feet said point being the True Point of Beginning of the tract herein described; thence Southwesterly 361.84 feet, along said curve to the right having a chord bearing South 17 degrees 04 minutes 32 seconds West 361.17 feet, to the beginning of a compound curve concave to the Northwest having a radius of 35.00 feet; thence Southwesterly 34.73 feet, along said curve to the right having a chord bearing South 51 degrees 31 minutes 34 seconds West 33.32 feet, to the beginning of a reverse curve concave to the Southeast having a radius of 117.50 feet; thence Southwesterly 190.09 feet, along said curve to the left having a chord bearing South 33 degrees 36 minutes 11 seconds West 170.03 feet, to the beginning of a non-tangent curve concave to the Southwest having a radius of 35.00 feet; thence Northwesterly 34.19 feet, along said curve to the left having a chord bearing North 40 degrees 43 minutes 43 seconds West 32.85 feet, to the beginning of a compound curve concave to the South having a radius of 2955.00 feet; thence Westerly 226.11 feet, along said curve to the left having a chord bearing North 79 degrees 21 minutes 51 seconds West 1092.29 feet, to the beginning of a reverse curve concave to the North having a radius of 1095.00 feet; thence Westerly 463.81 feet, along said curve to the right having a chord bearing North 77 degrees 52 minutes 49 seconds West 460.35 feet, to a point on the Easterly Right-of-Way line of Interstate I-435 and the Westerly line of Tract H "Replat of Bannister Mall tracts I thru X, Inclusive"; thence North 28 degrees 23 minutes 22 seconds East 909.01 feet along said Easterly Right-of-Way line; thence South 88 degrees 36 minutes 41 seconds East 237.95 feet along said Easterly Right-of-Way line; thence North 01 degrees 29 minutes 52 seconds East 133.15 feet along said Easterly Right-of-Way line; thence South 58 degrees 50 minutes 53 seconds East 75.55 feet to the beginning of a curve concave to the North having a radius of 571.00 feet; thence Easterly 401.23 feet along said curve to the left having a chord bearing South 81 degrees 12 minutes 39 seconds East 393.03 feet; thence South 11 degrees 20 minutes 29 seconds East 162.40 feet; thence South 44 degrees 57 minutes 33 seconds East 274.27 feet; thence South 55 degrees 17 minutes 41 seconds East 509.57 feet to the True Point of Beginning of the tract herein described containing 1256516 square feet or 28.8456 acres more or less.

is approved and designated by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as Redevelopment Project Area 10 ("Project Area 10").

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project Area 10. Pursuant to the TIF Act, as it may be amended from time to time and incorporated herein, after the total equalized assessed valuation of the taxable real property in Project Area 10 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 10, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in the TIF Act each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area 10 shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project Area 10 over

and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 10 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes, which are necessary to the payment of Project Area 10 Costs within the Redevelopment Area, into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Project Area 10 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

Section 5. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Executive of Jackson County, Missouri.  
..end

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Approved as to form and legality:

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Brian T. Rabineau  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Manager's Office

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 and designating Redevelopment Project Area 10 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

### Discussion

This legislation approves Project Area 10 of the Bannister & I-435 TIF plan, approves tax increment financing for the area described, and establishes payments in lieu of taxes.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

This ordinance only establishes Tax Increment Financing for the Redevelopment Project Area.

3. How does the legislation affect the current fiscal year?

No impact.

4. Does the legislation have 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?

This ordinance establishes Tax Increment Financing for the Project Area. There is no generation of revenue, leverage of outside funding, or an investment to make any returns on.



# City of Kansas City, Missouri

## Docket Memo

### 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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Finance and Governance (Press tab after selecting.)

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

Ordinance 130737 approved the relevant TIF plan.

### Service Level Impacts

No service level impacts.

### Other Impacts

- 1. What will be the potential health impacts to any affected groups?

# City of Kansas City, Missouri



## Docket Memo

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?

Activating the project areas allows for development to occur in the future with the benefit of Tax Increment Financing. Although this Redevelopment Project Area has no active development within its borders, this incentive could spur it to happen in the future.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This does not apply to the activities of the TIF Commission.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

The TIF Commission complies with Code of Ordinances, Chapter 3.



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**File #:** 140607

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ORDINANCE NO. 140607

Approving and designating Redevelopment Project Area 11 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "TIF Act"), the City Council of Kansas City, Missouri by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, As Amended, passed on August 29, 1991, Ordinance No. 100089, As Amended, passed on January 28, 2010 and Ordinance No. 130986, passed on December 19, 2013, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the City Council approved the Bannister & I-435 Tax Increment Financing Plan by Committee Substitute for Ordinance No. 130737, passed on October 10, 2013; and

WHEREAS, the City Council subsequently approved the First Amendment to the Bannister & I-435 Tax Increment Financing Plan (the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan is referred to herein as the "Redevelopment Plan") and designated the Redevelopment Area as a blighted area; and

WHEREAS, the Redevelopment Plan contemplates the implementation of the Redevelopment Plan through a number of separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects; NOW, THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That all terms used in this ordinance shall be construed as defined in the TIF Act.

Section 2. That the area selected for Redevelopment Project Area 11 legally described as follows: A tract of land situated in a portion of the Southwest Quarter of Section 24, Township 48 North, Range 33 West of the 5th Principal Meridian, in the Kansas City, Jackson County, Missouri being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the Northeast corner of the Southwest Quarter of said Section 24; thence North 86 degrees 46 minutes 23 seconds West 1408.15 feet along the North line of said Southwest Quarter;

thence South 03 degrees 13 minutes 37 seconds West 2130.86 feet to the True Point of Beginning of the tract herein described; thence North 55 degrees 17 minutes 41 seconds West 509.57 feet; thence North 44 degrees 57 minutes 33 seconds West 274.27 feet; thence North 11 degrees 20 minutes 29 seconds West 162.40 feet to a point on a non-tangent curve concave to the Northwest having a radius of 571.00 feet; thence Northeasterly 193.44 feet along said curve to the left having a chord bearing North 68 degrees 57 minutes 14 seconds East 192.51 feet; thence North 59 degrees 14 minutes 56 seconds East 368.32 feet to the beginning of a curve concave to the Southeast having a radius of 529.00 feet; thence Northeasterly 291.78 feet along said curve to the right having a chord bearing North 75 degrees 03 minutes 01 seconds East 288.10 feet; thence South 00 degrees 51 minutes 07 seconds West 58.00 feet to the beginning of a non-tangent curve concave to the Southwest having a radius of 35.00 feet; thence Southeasterly 45.39 feet, along said curve to the right having a chord bearing South 51 degrees 59 minutes 44 seconds East 42.28 feet, to the beginning of a reverse curve concave to the Northeast having a radius of 117.50 feet; thence Southeasterly 24.12 feet, along said curve to the left having a chord bearing South 20 degrees 43 minutes 23 seconds East 24.07 feet, to the beginning of a reverse curve concave to the Southwest having a radius of 35.00 feet; thence Southerly 30.25 feet, along said curve to the right having a chord bearing South 01 degrees 50 minutes 43 seconds East 29.31 feet, to the beginning of a reverse curve concave to the East having a radius of 1853.00 feet; thence Southerly 631.17 feet, along said curve to the left having a chord bearing South 13 degrees 09 minutes 16 seconds West 628.12 feet, to the beginning of a reverse curve concave to the West having a radius of 1720.00 feet; thence Southerly 229.73 feet along said curve to the right having a chord bearing South 07 degrees 13 minutes 21 seconds West, to the True Point of Beginning of the tract herein described containing 434,924 square feet or 9.9845 acres more or less.

is approved and designated by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as Redevelopment Project Area 11 ("Project Area 11").

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project Area 11. Pursuant to the TIF Act, as it may be amended from time to time and incorporated herein, after the total equalized assessed valuation of the taxable real property in Project Area 11 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 11, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in the TIF Act each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area 11 shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;

2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project Area 11 over and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 11 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes, which are necessary to the payment of Project Area 11 Costs within the Redevelopment Area, into a special fund called the "Special Allocation Fund" of the

City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Project Area 11 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

Section 5. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Executive of Jackson County, Missouri.  
..end

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Approved as to form and legality:

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Brian T. Rabineau  
Assistant City Attorney





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Manager's Office

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 and designating Redevelopment Project Area 11 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

### Discussion

This legislation approves Project Area 11 of the Bannister & I-435 TIF plan, approves tax increment financing for the area described, and establishes payments in lieu of taxes.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

This ordinance only establishes Tax Increment Financing for the Redevelopment Project Area.

3. How does the legislation affect the current fiscal year?

No impact.

4. Does the legislation have 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?

This ordinance establishes Tax Increment Financing for the Project Area. There is no generation of revenue, leverage of outside funding, or an investment to make any returns on.



# City of Kansas City, Missouri

## Docket Memo

### 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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Finance and Governance (Press tab after selecting.)

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

Ordinance 130737 approved the relevant TIF plan.

### Service Level Impacts

No service level impacts.

### Other Impacts

- 1. What will be the potential health impacts to any affected groups?

# City of Kansas City, Missouri



## Docket Memo

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?

Activating the project areas allows for development to occur in the future with the benefit of Tax Increment Financing. Although this Redevelopment Project Area has no active development within its borders, this incentive could spur it to happen in the future.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This does not apply to the activities of the TIF Commission.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

The TIF Commission complies with Code of Ordinances, Chapter 3.



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**File #:** 140608

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ORDINANCE NO. 140608

Approving and designating Redevelopment Project Area 12 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "TIF Act"), the City Council of Kansas City, Missouri by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, As Amended, passed on August 29, 1991, Ordinance No. 100089, As Amended, passed on January 28, 2010 and Ordinance No. 130986, passed on December 19, 2013, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the City Council approved the Bannister & I-435 Tax Increment Financing Plan by Committee Substitute for Ordinance No. 130737, passed on October 10, 2013; and

WHEREAS, the City Council subsequently approved the First Amendment to the Bannister & I-435 Tax Increment Financing Plan (the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan is referred to herein as the "Redevelopment Plan") and designated the Redevelopment Area as a blighted area; and

WHEREAS, the Redevelopment Plan contemplates the implementation of the Redevelopment Plan through a number of separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects; NOW, THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That all terms used in this ordinance shall be construed as defined in the TIF Act.

Section 2. That the area selected for Redevelopment Project Area 12 legally described as follows:  
A tract of land situated in a portion of the Southeast Quarter of Section 23 the Southwest Quarter of Section 24 the Northwest Quarter of Section 25 and the Northeast Quarter of Section 26, Township 48 North, Range 33 West of the 5th Principal Meridian, in the Kansas City, Jackson County, Missouri being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the Southeast corner of the Northeast Quarter of said Section 26; thence North 02 degrees 09 minutes 14 seconds East 2415.92 feet along the East line of the Northeast Quarter of said Section 26 to the True point of Beginning of the Tract herein described: thence North 83 degrees 47 minutes 18 seconds West 692.83 feet; thence North 61 degrees 36 minutes 38 seconds West 72.00 feet to a point on the Easterly Right-of- Way line of Interstate I-435; thence North 28 degrees 23 minutes 22 seconds East 428.55 feet along said Easterly Right-of-Way line to the beginning of a non-tangent curve concave to the North having a radius of 1095.00 feet; thence Easterly 463.81 feet, along said curve to the left having a chord bearing South 77 degrees 52 minutes 49 seconds East 460.35 feet, to the beginning of a reverse curve concave to the South having a radius of 2955.00 feet; thence Easterly 1098.61 feet, along said curve to the right having a chord bearing South 79 degrees 21 minutes 51 seconds East 1092.29 feet, to the beginning of a compound curve concave to the Southwest having a radius of 35.00 feet; thence Southeasterly 34.19 feet, along said curve to the right having a chord bearing South 40 degrees 43 minutes 43 seconds East 32.85 feet, to the beginning of a reverse curve concave to the Northeast having a radius of 117.50 feet; thence Southeasterly 26.13 feet, along said curve to the left having a chord bearing South 19 degrees 06 minutes 54 seconds East 26.08 feet, to the beginning of a reverse curve concave to the Southwest having a radius of 35.00 feet; thence Southerly 34.73 feet, along said curve to the right having a chord bearing South 02 degrees 56 minutes 15 seconds West 33.32 feet, to the beginning of a compound curve concave to the Northwest having a radius of 1720.00 feet; thence Southwesterly 674.31 feet, along said curve to the right having a chord bearing South 42 degrees 35 minutes 32 seconds West 670.00 feet, to the beginning of a reverse curve concave to the Southeast having a radius of 1103.00 feet; thence Southwesterly 120.70 feet, along said curve to the left having a chord bearing South 50 degrees 41 minutes 19 seconds West 120.64 feet; thence North 42 degrees 21 minutes 55 seconds West 35.12 feet; thence North 45 degrees 00 minutes 00 seconds West 101.21 feet; thence North 18 degrees 04 minutes 58 seconds West 357.38 feet; thence North 83 degrees 47 minutes 18 seconds West 252.08 feet to the True Point of Beginning of the tract herein described containing 754,062 square feet or 17.3109 acres more or less.

is approved and designated by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as Redevelopment Project Area 12 (“Project Area 12”).

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project Area 12. Pursuant to the TIF Act, as it may be amended from time to time and incorporated herein, after the total equalized assessed valuation of the taxable real property in Project Area 12 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 12, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in the TIF Act each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area 12 shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project Area 12 over

and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 12 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes, which are necessary to the payment of Project Area 12 Costs within the Redevelopment Area, into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Project Area 12 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

Section 5. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Executive of Jackson County, Missouri.

..end

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Approved as to form and legality:

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Brian T. Rabineau  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Manager's Office

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 and designating Redevelopment Project Area 12 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

### Discussion

This legislation approves Project Area 12 of the Bannister & I-435 TIF plan, approves tax increment financing for the area described, and establishes payments in lieu of taxes.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

This ordinance only establishes Tax Increment Financing for the Redevelopment Project Area.

3. How does the legislation affect the current fiscal year?

No impact.

4. Does the legislation have 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?

This ordinance establishes Tax Increment Financing for the Project Area. There is no generation of revenue, leverage of outside funding, or an investment to make any returns on.



# City of Kansas City, Missouri

## Docket Memo

### 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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Finance and Governance (Press tab after selecting.)

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

Ordinance 130737 approved the relevant TIF plan.

### Service Level Impacts

No service level impacts.

### Other Impacts

- 1. What will be the potential health impacts to any affected groups?



# City of Kansas City, Missouri



## Docket Memo

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?

Activating the project areas allows for development to occur in the future with the benefit of Tax Increment Financing. Although this Redevelopment Project Area has no active development within its borders, this incentive could spur it to happen in the future.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This does not apply to the activities of the TIF Commission.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

The TIF Commission complies with Code of Ordinances, Chapter 3.



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**File #:** 140609

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ORDINANCE NO. 140609

Approving and designating Redevelopment Project Area 13 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "TIF Act"), the City Council of Kansas City, Missouri by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, As Amended, passed on August 29, 1991, Ordinance No. 100089, As Amended, passed on January 28, 2010 and Ordinance No. 130986, passed on December 19, 2013, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the City Council approved the Bannister & I-435 Tax Increment Financing Plan by Committee Substitute for Ordinance No. 130737, passed on October 10, 2013; and

WHEREAS, the City Council subsequently approved the First Amendment to the Bannister & I-435 Tax Increment Financing Plan (the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan is referred to herein as the "Redevelopment Plan") and designated the Redevelopment Area as a blighted area; and

WHEREAS, the Redevelopment Plan contemplates the implementation of the Redevelopment Plan through a number of separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects; NOW, THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That all terms used in this ordinance shall be construed as defined in the TIF Act.

Section 2. That the area selected for Redevelopment Project Area 13 legally described as follows:  
A tract of land situated in a portion of the Northwest Quarter of Section 25 and the Northeast Quarter of Section 26, Township 48 North, Range 33 West of the 5th Principal Meridian, in the Kansas City, Jackson County, Missouri being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the Southeast corner of the Northeast Quarter of said Section 26; thence North 02 degrees 09 minutes 14 seconds East 1922.68 feet along the East line of the Northeast Quarter of said

Section 26 to the True point of Beginning of the Tract herein described: thence South 71 degrees 40 minutes 29 seconds West 156.84 feet; thence South 86 degrees 53 minutes 08 seconds West 582.63 feet to the beginning of a curve concave to the North having a radius of 236.66 feet; thence Northwesterly 103.39 feet along said curve to the right having a chord bearing North 80 degrees 35 minutes 55 seconds West 102.57 feet; thence North 61 degrees 36 minutes 38 seconds West 230.34 feet to a point on the Easterly Right-of-Way line of Interstate I-435; thence North 28 degrees 23 minutes 22 seconds East 632.90 feet along said Easterly Right-of-Way line; thence South 61 degrees 36 minutes 38 seconds East 72.00 feet; thence South 83 degrees 47 minutes 18 seconds East 944.91 feet; thence South 18 degrees 04 minutes 58 seconds East 357.38 feet; thence South 71 degrees 40 minutes 29 seconds West 400.37 feet to the True Point of Beginning of the tract herein described containing 679,958 square feet or 15.6097 acres more or less.

is approved and designated by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as Redevelopment Project Area 13 ("Project Area 13").

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project Area 13. Pursuant to the TIF Act, as it may be amended from time to time and incorporated herein, after the total equalized assessed valuation of the taxable real property in Project Area 13 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 13, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in the TIF Act each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area 13 shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project Area 13 over and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 13 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes, which are necessary to the payment of Project Area 13 Costs within the Redevelopment Area, into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Project Area 13 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are

necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

Section 5. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Executive of Jackson County, Missouri.

..end

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Approved as to form and legality:

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Brian T. Rabineau  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Manager's Office

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 and designating Redevelopment Project Area 13 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

### Discussion

This legislation approves Project Area 13 of the Bannister & I-435 TIF plan, approves tax increment financing for the area described, and establishes payments in lieu of taxes.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

This ordinance only establishes Tax Increment Financing for the Redevelopment Project Area.

3. How does the legislation affect the current fiscal year?

No impact.

4. Does the legislation have 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?

This ordinance establishes Tax Increment Financing for the Project Area. There is no generation of revenue, leverage of outside funding, or an investment to make any returns on.



# City of Kansas City, Missouri

## Docket Memo

### 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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Finance and Governance (Press tab after selecting.)

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

Ordinance 130737 approved the relevant TIF plan.

### Service Level Impacts

No service level impacts.

### Other Impacts

- 1. What will be the potential health impacts to any affected groups?

# City of Kansas City, Missouri



## Docket Memo

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?

Activating the project areas allows for development to occur in the future with the benefit of Tax Increment Financing. Although this Redevelopment Project Area has no active development within its borders, this incentive could spur it to happen in the future.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This does not apply to the activities of the TIF Commission.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

The TIF Commission complies with Code of Ordinances, Chapter 3.



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**File #: 140610**

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ORDINANCE NO. 140610

Approving and designating Redevelopment Project Area 14 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "TIF Act"), the City Council of Kansas City, Missouri by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, As Amended, passed on August 29, 1991, Ordinance No. 100089, As Amended, passed on January 28, 2010 and Ordinance No. 130986, passed on December 19, 2013, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the City Council approved the Bannister & I-435 Tax Increment Financing Plan by Committee Substitute for Ordinance No. 130737, passed on October 10, 2013; and

WHEREAS, the City Council subsequently approved the First Amendment to the Bannister & I-435 Tax Increment Financing Plan (the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan is referred to herein as the "Redevelopment Plan") and designated the Redevelopment Area as a blighted area; and

WHEREAS, the Redevelopment Plan contemplates the implementation of the Redevelopment Plan through a number of separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects; NOW, THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That all terms used in this ordinance shall be construed as defined in the TIF Act.

Section 2. That the area selected for Redevelopment Project Area 14 legally described as follows:  
A tract of land situated in a portion of the Northwest Quarter of Section 25 and the Northeast Quarter of Section 26, Township 48 North, Range 33 West of the 5th Principal Meridian, in the Kansas City, Jackson County, Missouri being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the Southeast corner of the Northeast Quarter of said Section 26; thence North 02 degrees 09 minutes 14 seconds East 1922.68 feet along the East line of the Northeast Quarter of said



Section 26 to the True point of Beginning of the tract herein described: thence North 71 degrees 40 minutes 29 seconds East 400.37 feet; thence South 45 degrees 00 minutes 00 seconds East 101.21 feet; thence South 42 degrees 21 minutes 55 seconds East 35.12 feet to a point on a non-tangent curve concave to the Southeast having a radius of 1103.00 feet; thence Southwesterly 593.25 feet along said curve to the left having a chord bearing South 32 degrees 08 minutes 43 seconds West 586.13 feet; thence North 75 degrees 40 minutes 29 seconds West 72.04 feet to a point on the North line of 93rd Street as established by the plat of "3-Trails Village Square"; thence North 74 degrees 12 minutes 16 seconds West 184.31 feet along said North Right-of-Way line and its Northwesterly projection, to a point on the Westerly Right-of-Way line of Fire House Road as established by the plat of "3-Trails Village Square" said point being the beginning of a non-tangent curve concave to the Southeast having a radius of 64.00 feet; thence Southwesterly 2.16 feet, along said Westerly Right-of-Way line and curve to the left having a chord bearing South 46 degrees 01 minutes 30 seconds West 2.16 feet, to the beginning of a reverse curve concave to the Northwest having a radius of 21.00 feet; thence Southwesterly 10.68 feet, along said Westerly Right-of-Way line and curve to the right having a chord bearing of South 59 degrees 37 minutes 23 seconds West 10.56 feet, to the beginning of a compound curve concave to the Northwest having a radius of 222.94 feet; thence Westerly 44.74 feet along said Westerly Right-of-Way line and curve to the right having a chord bearing South 79 degrees 56 minutes 10 seconds West 44.67 feet; thence South 04 degrees 18 minutes 52 seconds East 27.97 feet along said Westerly Right-of-Way line; thence: South 00 degrees 54 minutes 50 seconds West 28.14 feet, along said Westerly Right-of-Way line, to the beginning of a non tangent curve concave to the South having a radius of 1,284.18 feet; thence Easterly 19.79 feet, along said Westerly Right-of-Way line and curve to the right having a chord bearing South 88 degrees 38 minutes 41 seconds East 19.79 feet, to the beginning of a compound curve concave to the Southwest having a radius of 21.00 feet; thence Southeasterly 33.19 feet along said Westerly Right-of-Way line and said curve to the right having a chord bearing South 42 degrees 55 minutes 40 seconds East 29.84 feet; thence South 02 degrees 20 minutes 53 seconds West 44.29 feet along said Westerly Right-of-Way line to the beginning of a curve concave to the Northeast having a radius of 194.00 feet; thence Southerly 77.29 feet along said Westerly Right-of-Way line and curve to the left having a chord bearing South 09 degrees 03 minutes 58 seconds East 76.78 feet; thence South 20 degrees 28 minutes 48 seconds East 87.74 feet, along said Westerly Right-of-Way line, to the beginning of a curve concave to the West having a radius of 249.00 feet; thence Southerly 133.65 feet, along said Westerly Right-of-Way line and curve to the right having a chord bearing South 05 degrees 06 minutes 13 seconds East 132.05 feet, to a point on the South line of Lot 1 of said "3-Trails Village Square"; thence South 61 degrees 36 minutes 38 seconds East 75.96 feet along said South line and its Southeasterly projection to a point on the West Right-of-Way line of Hillcrest Road as established by the plat of "3-Trails Village Square"; thence South 21 degrees 23 minutes 31 seconds West 156.39 feet, along said West Right-of-Way line, to the beginning of a curve concave to the East having a radius of 1,057.00 feet; thence North 76 degrees 16 minutes 24 seconds West 285.07 to the beginning of a curve concave to the South having a radius of 1086.00 feet; thence Westerly 399.74 feet along said curve to the left having a chord bearing North 86 degrees 49 minutes 05 seconds West 397.48 feet; thence South 82 degrees 38 minutes 14 seconds West 299.35 feet to the beginning of a curve concave to the Northeast having a radius of 40.00 feet; thence Northwesterly 36.59 feet, along said curve to the right having a chord bearing North 71 degrees 09 minutes 34 seconds West 35.32 feet, to the beginning of a reverse curve concave to the Southwest having a radius of 112.50 feet; thence Northwesterly 45.22 feet, along said curve to the left having a chord bearing North 56 degrees 28 minutes 17 seconds West 44.92 feet, to the beginning of a reverse curve concave to the Northeast having a radius of 40.00 feet; thence Northwesterly 47.47 feet, along said curve to the right having a chord bearing North 33 degrees 59 minutes 24 seconds West 44.73 feet; thence South 85 degrees 21 minutes 46 seconds West 53.17 feet to the beginning of a non-tangent

curve concave to the Northwest having a radius of 35.00 feet; thence Southwesterly 39.60 feet, along said curve to the right a chord bearing South 32 degrees 25 minutes 24 seconds West 37.53 feet, to the beginning of a reverse curve concave to the Southeast having a radius of 115.50 feet; thence Southwesterly 57.49 feet, along said curve to the left having a chord bearing South 50 degrees 34 minutes 51 seconds West 56.90 feet, to the beginning of a reverse curve concave to the Northwest having a radius of 35.00 feet; thence Southwesterly 39.07 feet, along said curve to the right having a chord bearing South 68 degrees 18 minutes 09 seconds West 37.07 feet, to the beginning of a compound curve concave to the Northeast having a radius of 729.00 feet; thence Northwesterly 294.94 feet, along said curve to the right having a chord bearing North 68 degrees 07 minutes 33 seconds West 292.93 feet, to a point on the Easterly Right-of-Way of Interstate I-435; thence North 28 degrees 23 minutes 22 seconds East 598.24 feet along said Easterly Right-of-Way line; thence South 60 degrees 45 minutes 48 seconds East 155.07 feet to the beginning of a curve concave to the North having a radius of 558.00 feet; thence Easterly 463.84 feet along said curve to the left having a chord bearing South 84 degrees 34 minutes 37 seconds East 450.60 feet; thence North 71 degrees 36 minutes 34 seconds East 185.81 feet to the beginning of a curve concave to the Southeast having a radius of 280.00 feet; thence Northeasterly 80.59 feet along said curve to the right having a chord bearing North 79 degrees 51 minutes 17 seconds East 80.31 feet; thence North 28 degrees 23 minutes 22 seconds East 153.40 feet; thence North 86 degrees 53 minutes 08 seconds East 85.31 feet: thence North 04 degrees 29 minutes 27 seconds West 185.53 feet; thence North 86 degrees 53 minutes 08 seconds East 107.98 feet; thence North 71 degrees 40 minutes 29 seconds East 156.84 feet to the True Point of Beginning of the tract herein described containing 966,591 square feet or 22.1899 acres more or less.

is approved and designated by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as Redevelopment Project Area 14 ("Project Area 14").

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project Area 14. Pursuant to the TIF Act, as it may be amended from time to time and incorporated herein, after the total equalized assessed valuation of the taxable real property in Project Area 14 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 14, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in the TIF Act each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area 14 shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;

2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project Area 14 over and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 14 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes, which are necessary to the payment of Project Area 14 Costs within the Redevelopment Area, into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment

thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Project Area 14 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

Section 5. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Executive of Jackson County, Missouri.

..end

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Approved as to form and legality:

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Brian T. Rabineau  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Manager's Office

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 and designating Redevelopment Project Area 14 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

### Discussion

This legislation approves Project Area 14 of the Bannister & I-435 TIF plan, approves tax increment financing for the area described, and establishes payments in lieu of taxes.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

This ordinance only establishes Tax Increment Financing for the Redevelopment Project Area.

3. How does the legislation affect the current fiscal year?

No impact.

4. Does the legislation have 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?

This ordinance establishes Tax Increment Financing for the Project Area. There is no generation of revenue, leverage of outside funding, or an investment to make any returns on.



# City of Kansas City, Missouri

## Docket Memo

### 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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Finance and Governance (Press tab after selecting.)

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

Ordinance 130737 approved the relevant TIF plan.

### Service Level Impacts

No service level impacts.

### Other Impacts

- 1. What will be the potential health impacts to any affected groups?

# City of Kansas City, Missouri



## Docket Memo

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?

Activating the project areas allows for development to occur in the future with the benefit of Tax Increment Financing. Although this Redevelopment Project Area has no active development within its borders, this incentive could spur it to happen in the future.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This does not apply to the activities of the TIF Commission.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

The TIF Commission complies with Code of Ordinances, Chapter 3.



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**File #:** 140611

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ORDINANCE NO. 140611

Approving and designating Redevelopment Project Area 15 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "TIF Act"), the City Council of Kansas City, Missouri by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, As Amended, passed on August 29, 1991, Ordinance No. 100089, As Amended, passed on January 28, 2010 and Ordinance No. 130986, passed on December 19, 2013, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the City Council approved the Bannister & I-435 Tax Increment Financing Plan by Committee Substitute for Ordinance No. 130737, passed on October 10, 2013; and

WHEREAS, the City Council subsequently approved the First Amendment to the Bannister & I-435 Tax Increment Financing Plan (the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan is referred to herein as the "Redevelopment Plan") and designated the Redevelopment Area as a blighted area; and WHEREAS, the Redevelopment Plan contemplates the implementation of the Redevelopment Plan through a number of separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects; NOW, THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That all terms used in this ordinance shall be construed as defined in the TIF Act.

Section 2. That the area selected for Redevelopment Project Area 15 legally described as follows: A tract of land situated in a portion of the Northeast Quarter of Section 26, Township 48 North, Range 33 West of the 5th Principal Meridian, in the Kansas City, Jackson County, Missouri being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the Southeast corner of the Northeast Quarter of said Section 26; thence North 02 degrees 09 minutes 14 seconds East 1857.89 feet along the East line of the Northeast Quarter of said Section 26; thence North 87 degrees 50 minutes 46 seconds West 254.45 feet to the True Point of

Beginning of the tract herein described; thence South 04 degrees 29 minutes 27 seconds East 185.53 feet; thence South 86 degrees 53 minutes 08 seconds West 85.31 feet; thence South 28 degrees 23 minutes 22 seconds West 153.40 to the beginning of a non-tangent curve concave to the Southeast having a radius of 280.00 feet; thence Southwesterly 80.59 feet along said curve to the left having a chord bearing South 79 degrees 51 minutes 17 seconds West 80.31 feet; thence South 71 degrees 36 minutes 34 seconds West 185.81 feet to the beginning of a curve concave to the North having a radius of 558.00 feet; thence Westerly 463.84 feet along said curve to the right having a chord bearing North 84 degrees 34 minutes 37 seconds West 450.60 feet; thence North 60 degrees 45 minutes 48 seconds West 155.07 feet to a point on the Easterly Right-of-Way line of Interstate I-435; thence North 28 degrees 23 minutes 22 seconds East 431.35 feet along said Easterly Right-of-Way line; thence South 61 degrees 36 minutes 38 seconds East 230.34 feet to the beginning of a curve concave to the North having a radius of 236.66 feet; thence Easterly 103.39 feet along said curve to the left having a chord bearing South 80 degrees 35 minutes 55 seconds East 102.57 feet; thence North 86 degrees 53 minutes 08 seconds East 474.65 feet to the True Point of Beginning of the tract herein described containing 332,957 square feet or 7.6436 acres more or less.

is approved and designated by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as Redevelopment Project Area 15 ("Project Area 15").

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project Area 15. Pursuant to the TIF Act, as it may be amended from time to time and incorporated herein, after the total equalized assessed valuation of the taxable real property in Project Area 15 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 15, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in the TIF Act each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area 15 shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project Area 15 over and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 15 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes, which are necessary to the payment of Project Area 15 Costs within the Redevelopment Area, into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Project Area 15 over the amount of such taxes generated by economic activities within such area in the



calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

Section 5. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Executive of Jackson County, Missouri.  
..end

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Approved as to form and legality:

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Brian T. Rabineau  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Manager's Office

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 and designating Redevelopment Project Area 15 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

### Discussion

This legislation approves Project Area 15 of the Bannister & I-435 TIF plan, approves tax increment financing for the area described, and establishes payments in lieu of taxes.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

This ordinance only establishes Tax Increment Financing for the Redevelopment Project Area.

3. How does the legislation affect the current fiscal year?

No impact.

4. Does the legislation have 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?

This ordinance establishes Tax Increment Financing for the Project Area. There is no generation of revenue, leverage of outside funding, or an investment to make any returns on.



# City of Kansas City, Missouri

## Docket Memo

### 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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Finance and Governance (Press tab after selecting.)

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

Ordinance 130737 approved the relevant TIF plan.

### Service Level Impacts

No service level impacts.

### Other Impacts

- 1. What will be the potential health impacts to any affected groups?

# City of Kansas City, Missouri



## Docket Memo

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?

Activating the project areas allows for development to occur in the future with the benefit of Tax Increment Financing. Although this Redevelopment Project Area has no active development within its borders, this incentive could spur it to happen in the future.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This does not apply to the activities of the TIF Commission.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

The TIF Commission complies with Code of Ordinances, Chapter 3.



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**File #:** 140612

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ORDINANCE NO. 140612

Approving and designating Redevelopment Project Area 16 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "TIF Act"), the City Council of Kansas City, Missouri by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, As Amended, passed on August 29, 1991, Ordinance No. 100089, As Amended, passed on January 28, 2010 and Ordinance No. 130986, passed on December 19, 2013, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the City Council approved the Bannister & I-435 Tax Increment Financing Plan by Committee Substitute for Ordinance No. 130737, passed on October 10, 2013; and

WHEREAS, the City Council subsequently approved the First Amendment to the Bannister & I-435 Tax Increment Financing Plan (the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan is referred to herein as the "Redevelopment Plan") and designated the Redevelopment Area as a blighted area; and

WHEREAS, the Redevelopment Plan contemplates the implementation of the Redevelopment Plan through a number of separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects; NOW, THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That all terms used in this ordinance shall be construed as defined in the TIF Act.

Section 2. That the area selected for Redevelopment Project Area 16 legally described as follows: A tract of land situated in a portion of the Southwest Quarter of Section 24, Township 48 North, Range 33 West of the 5th Principal Meridian, in the Kansas City, Jackson County, Missouri being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the Northeast corner of the Southwest Quarter of said Section 24; thence North 86 degrees 46 minutes 23 seconds West 346.56 feet along the North line of said Southwest Quarter;

thence South 3 degrees 13 minutes 37 seconds West 1471.76 feet to a point on a non-tangent curve concave to the North and having a radius of 500.00 feet said point also being the True Point of Beginning of the tract herein described; thence Easterly 74.85 feet, along said curve to the left having a chord bearing North 81 degrees 47 minutes 37 seconds East 74.78 feet, to the beginning of a reverse curve concave to the Southwest having a radius of 69.00 feet; thence Easterly 101.44 feet, along said curve to the right having a chord bearing South 60 degrees 22 minutes 37 seconds East 92.55 feet, to the beginning of a compound curve concave to the West having a radius of 1766.00 feet; thence Southerly 292.22 feet, along said curve to the right having a chord bearing South 13 degrees 31 minutes 07 seconds East 291.89 feet; thence South 36 degrees 38 minutes 27 seconds West 317.25 feet; thence North 53 degrees 21 minutes 33 seconds West 369.00 feet; thence North 36 degrees 38 minutes 27 seconds East 440.20 feet to the True Point of Beginning of the tract herein described containing 164,832 square feet or 3.7840 acres more or less.

is approved and designated by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as Redevelopment Project Area 16 ("Project Area 16").

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project Area 16. Pursuant to the TIF Act, as it may be amended from time to time and incorporated herein, after the total equalized assessed valuation of the taxable real property in Project Area 16 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 16, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in the TIF Act each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area 16 shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;

2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project Area 16 over and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 16 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes, which are necessary to the payment of Project Area 16 Costs within the Redevelopment Area, into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Project Area 16 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are

necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

Section 5. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Executive of Jackson County, Missouri.

..end

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Approved as to form and legality:

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Brian T. Rabineau  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Manager's Office

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 and designating Redevelopment Project Area 16 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

### Discussion

This legislation approves Project Area 16 of the Bannister & I-435 TIF plan, approves tax increment financing for the area described, and establishes payments in lieu of taxes.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

This ordinance only establishes Tax Increment Financing for the Redevelopment Project Area.

3. How does the legislation affect the current fiscal year?

No impact.

4. Does the legislation have 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?

This ordinance establishes Tax Increment Financing for the Project Area. There is no generation of revenue, leverage of outside funding, or an investment to make any returns on.





# City of Kansas City, Missouri

## Docket Memo

### 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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Finance and Governance (Press tab after selecting.)

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

Ordinance 130737 approved the relevant TIF plan.

### Service Level Impacts

No service level impacts.

### Other Impacts

- 1. What will be the potential health impacts to any affected groups?

# City of Kansas City, Missouri



## Docket Memo

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?

Activating the project areas allows for development to occur in the future with the benefit of Tax Increment Financing. Although this Redevelopment Project Area has no active development within its borders, this incentive could spur it to happen in the future.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This does not apply to the activities of the TIF Commission.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

The TIF Commission complies with Code of Ordinances, Chapter 3.



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**File #: 221085**

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RESOLUTION NO. 221085

Sponsors: Councilmembers Katheryn Shields and Eric Bunch

RESOLUTION - Determining the compliance of the Union Hill “353” Redevelopment Project located south of Union Cemetery, and north of E. 31st Street, between Main Street on the west and Gillham Road on the east, and authorizing issuance of a Certificate of Completion to the Phoenix Redevelopment Corporation for the Union Hill Redevelopment Project.

WHEREAS, the City Council passed Ordinance No. 52129 on November 20, 1980, which approved the development plan submitted by Union Hill Redevelopment Corporation (“UHRC”) for the redevelopment of that area generally located south of Union Cemetery, and north of E. 31st Street, between Main Street on the west and Gillham Road on the east; and

WHEREAS, on December 16, 1980 the UHRC was designated as the Developer of the Union Hill Redevelopment Plan (the “Plan”); and

WHEREAS, UHRC amended the Plan three times, October 20, 1983 by Ordinance No. 55680, November 21, 1985 by Ordinance No. 58712, and May 1, 1987 by Ordinance No. 60879; and

WHEREAS, UHRC assigned that portion of the Plan known as “The Residence Inn Tract,” which was approved by Ordinance No. 61307, passed August 6, 1987; and

WHEREAS, UHRC assigned the remaining interest in rights under the Plan to the Phoenix Redevelopment Corporation (“Phoenix”), which was approved by Ordinance No. 61877, as amended, passed December 17, 1987; and

WHEREAS, Phoenix’s Amended and Restated Plan was approved by Ordinance No. 63243, passed November 3, 1988; and

WHEREAS, on January 6, 1989 Phoenix and the City entered into the Fourth Supplemental Contract designating Phoenix as the manager of the Amended and Restated Plan; and

WHEREAS, Phoenix submitted its First Amendment to the Amended and Restated Plan September 27, 1999, which was approved March 27, 2003 by Ordinance No. 030254; and

WHEREAS, on March 27, 2003 the City also approved a District URD Plan for approximately 52 acres that included the Union Hill Redevelopment Plan area; and

WHEREAS, on April 24, 2013 the City Planning and Development Department administratively approved an amendment to the URD Plan and the Amended 353 Plan for “The Founders Phase II” including 2980 Gillham (McGee Bldg.), 3000 Gillham (Campbell Bldg.), 3020 Gillham (McCoy Bldg.), 230 E. 30th Street (Taylor Bldg.), 300 E. 30th Street (Ragan Bldg.), 109 E. 30th Street, 111 E. 30th Street, 114 E. 30th Street., 3010 McGee Street, 3012 McGee Street, 3014 McGee Street, 3005 McGee Street, 3015 McGee Street, 3017 McGee Street, 3019 McGee Street, 3021 McGee Street, 3008 DeGroff Way, 3012 DeGroff Way; and

WHEREAS, Phoenix has requested a Certificate of Completion for Phoenix’s Amended and Restated Plan for the project area, pursuant to Section 36.11(d) of the Code of Ordinances in effect at all times the Plan was adopted and amended; and

WHEREAS, the project proposed the redevelopment of real property within the Union Hill Amended and Restated Redevelopment Plan (“Amended Plan”) in three phases, each with a separate time for completion of construction, as set forth in the Amended Plan; and

WHEREAS, Phoenix’s Robert Frye, who has planned, designed and managed Phoenix’s project since 1988, has certified that the improvements have been completed in compliance with the approved Amended Plan; and

WHEREAS, on \_\_\_\_\_, the City Plan Commission reviewed the Amended Plan and determined that the construction proposed by the Amended Plan for the Union Hill Redevelopment Project has been substantially accomplished and has recommended the City Council authorize the issuance of a Certificate of Full Completion to Phoenix Redevelopment Corporation for the project; NOW, THEREFORE,

**BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:**

Section A. That the Council finds and determines that the projects proposed by the Amended Union Hill Redevelopment Plan have been completed and that the construction follows the Amended Plan.

Section B. That the Council hereby authorizes the Director of the Department of City Development to issue a Certificate of Full Completion to Phoenix Redevelopment Corporation pursuant to the terms and conditions of the development plan and redevelopment contract and pursuant to Section 36.11(d), Code of Ordinances of the City of Kansas City, Missouri, for the project known as the Union Hill Redevelopment Project.

..end



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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 the compliance of the Union Hill “353” Redevelopment Project and authorizing issuance of a Certificate of Completion to the Phoenix Redevelopment Corporation for the Union Hill Redevelopment Project..

### Discussion

Determining the compliance of the Union Hill “353” Redevelopment Project located south of Union Cemetery, and north of E. 31st Street, between Main Street on the west and Gillham Road on the east, and authorizing issuance of a Certificate of Completion to the Phoenix Redevelopment Corporation for the Union Hill Redevelopment Project. There is no fiscal impact associated with this resolution.

### 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 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?

NO



# City of Kansas City, Missouri

## Docket Memo

### 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

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
- 
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## Prior Legislation

Ordinance No. 52129 (1980); Ordinance No. 55680 (1983); Ordinance No. 58712 (1985); Ordinance No. 60879 (1987); Ordinance No. 61307 (1987); Ordinance No. 61877 (1987); Ordinance No. 63243 (1988); Ordinance No. 030254 (2003)

## Service Level Impacts



# City of Kansas City, Missouri

## Docket Memo

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

### 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 the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
N/A
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
N/A



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**File #: 230403**

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ORDINANCE NO. 230403

Sponsor: City Manager

Approving an Industrial Development Plan for Cas-KC-neda, LLC for the purpose of acquiring, equipping and constructing a project for industrial development consisting of the acquisition, purchase, construction and development of a boutique hotel with approximately thirty-five units (the "Project") located at 1108-1110 Grand Ave., Kansas City, Missouri (the "Project Site"); authorizing and approving various agreements for the purpose of setting forth covenants, agreements and obligations of the City and Cas-KC-neda, LLC; authorizing the issuance of taxable industrial revenue bonds in an amount not to exceed \$24,500,000.00; authorizing and approving other documents; and authorizing certain other actions in connection with the issuance of said bonds.

WHEREAS, the City of Kansas City, Missouri, a constitutional charter city and municipal corporation of the State of Missouri (the "City") is authorized pursuant to the provisions of Article VI, Section 27(b) of the Missouri Constitution, as amended, and Sections 100.010 to 100.200, inclusive, of the Revised Statutes of Missouri, as amended, and the City of Kansas City Charter (collectively, the "Act"), to issue its revenue bonds for carrying out a project or projects under the Act, such revenue bonds to be paid solely from revenue received from such project, and to enter into leases of certain property associated with the project to be financed with the proceeds of such revenue bonds with any person, firm or corporation; and

WHEREAS, the City has heretofore prepared and approved plans for the industrial development of the City and desires to approve a Chapter 100 Industrial Development Plan (the "Plan") for the purpose of carrying out the Project for Cas-KC-neda, LLC, a Missouri limited liability company, and its affiliates or other designated entities (the "Company"); and

*WHEREAS, the City intends to issue its Taxable Industrial Revenue Bonds (Kindler Hotel Project) (the "Bonds") for the purpose of furthering the Project located at the Project Site; and*

*WHEREAS, notice of the Project was given to the taxing jurisdictions in accordance with the Act and the City Council has fairly and duly considered all comments submitted to the City Council regarding the proposed Plan; and*

*WHEREAS, the City Council has heretofore and does hereby find and determine that it is desirable for the economic development of the City and within the public purposes of the Act that the City Council approve the Plan as proposed by the Company; and that*



*the City issue the Bonds, as more fully described in the applicable Indenture and in the applicable Lease, as such terms are hereinafter defined and authorized, the proceeds of which shall be used for the purchase, construction and equipping of certain real property associated with the Project, which shall be located at the Project Site and leased, with an option to purchase, by the City to the Company; and*

*WHEREAS, the principal amount of the Bonds will be issued in taxable Chapter 100 bonds which will be repaid solely by the Company under the terms of the Lease (defined herein); and*

*WHEREAS, for a Chapter 100 bond issuance, the City Council has previously established a policy pursuant to Committee Substitute for Resolution No. 041033, as reaffirmed by Section 7 of Second Committee Substitute for Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance No. 200497, as amended, (the "Chapter 100 Policy") for the review and approval of these projects; and*

*WHEREAS, the City Council wishes in this instance to waive the Chapter 100 Policy as it relates to: (i) suggesting the maximum abatement period and maximum bond term; (ii) suggesting the minimum PILOT payment on behalf of the Project; and (iii), all based upon the independent professional analysis of the anticipated financial return on the amount of private investment necessary to develop and construct the Project and the eventual net benefits to taxing jurisdictions from the implementation of the Project; and*

*WHEREAS, the proceeds of the Bonds will be used to construct and develop the Project (with a corresponding tax abatement as described herein) and to provide a sales tax exemption on construction materials for the Project, which does not require any waiver of the Chapter 100 Policy; and*

*WHEREAS, the City further finds and determines that it is necessary and desirable in connection with the Project and the issuance of the Bonds that the City enter into certain documents, and that the City take certain other actions and approve the execution of certain other documents as herein provided; NOW, THEREFORE,*

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

*Section 1. Approval of Plan. The City Council hereby finds and determines that the Project will promote the economic well-being and industrial development of the City and the Project will be in furtherance of the public purposes set forth in the Act. The City Council hereby approves the Plan for the Project, which includes the following provisions:*

- (a) Construction, acquisition, equipping and installation of the Project located at the Project Site in the City;*
- (b) A total estimated project cost of approximately \$23,866,383; and*

(c) The costs of constructing, acquiring, equipping and installing the Project that will be funded from proceeds of the sale of up to Twenty Four Million Five Hundred Thousand and No/100 (\$24,500,000.00) maximum principal amount of Taxable Industrial Revenue Bonds to be issued by the City and purchased by the Company or other purchaser named in the herein-defined Purchase Agreement.

Section 2. *Authorization of Documents.* The City is hereby authorized to enter into the following documents for the Bonds (collectively, the "City Documents"), in such form as shall be approved by the officials of the City executing such documents, with such officials' signatures thereon being conclusive evidence of their approval thereof:

(a) a Trust Indenture (the "Indenture") between the City and BOKF, N.A. or other trustee named therein (the "Trustee") pursuant to which the Bonds shall be issued and the City shall pledge the Project, and assign certain of the payments, revenues and receipts received pursuant to the Lease to the Trustee for the benefit and security of the owners of the Bonds upon the terms and conditions as set forth in the Indenture;

(b) a Lease Agreement, between the City and Company, under which the City will lease the Project to the Company (the "Lease"), which Lease shall terminate following the issuance of a temporary certificate of occupancy for the Project or sooner at Company's option as described in the Lease ("Lease Term"). The Bonds will be repaid solely by Company under the terms of the Lease.

(c) Purchase Agreement, as defined below, under which the purchaser named therein agrees to purchase the Bonds.

Section 3. *Authorization of the Bonds.* The City is hereby authorized to issue and sell its Taxable Industrial Revenue Bonds (Kindler Hotel Project), in the maximum aggregate principal amount not to exceed \$24,500,000, for the purpose of providing funds for the costs associated with the construction, improvement, and renovation of the Project. The Bonds shall be issued and secured pursuant to the herein authorized Indenture and shall bear such date, shall mature at such time, shall be in such denomination, shall bear interest at such rates, shall be in such form, shall be subject to redemption and other terms and conditions, and shall be issued in such manner, subject to such provisions, covenants and agreements, as are set forth in the Indenture.

Section 4. *Sale and Terms of Bonds; Authorization and Execution of Bond Purchase Agreement.*

(a) The Bonds will be sold to the Company or other purchaser under the terms of a Bond Purchase Agreement between the City and the Company or other purchaser (the "Purchase Agreement"). The maximum principal amount of the Bonds shall be \$24,500,000, the interest rate on the Bonds shall not exceed 7%, principal shall be payable in accordance to the terms of the Lease, the maturity date shall be no later than December 1, 2038, the Bonds shall be

*purchased at 100% of the principal amount thereof and the Bonds may be redeemed at any time at a redemption price equal to the principal amount thereof plus accrued interest. The Director of Finance or the City Treasurer is each authorized to execute the Purchase Agreement for or on behalf of and as the act and deed of the City.*

*(b) The issuance of the Bonds and the execution and delivery of the related Lease shall provide for (1) a 100% abatement of ad valorem real property taxes beginning in the year 2024 through 2033 with annual PILOTS equal to \$31,725.00, and (2) a 50% abatement of ad valorem real property taxes in the years 2034 through 2038, with annual PILOTS equal to 50% of ad valorem real property taxes being abated, all as described in the Plan. Such PILOTS will be remitted to the affected jurisdictions pro rata on the basis that would have been payable to them respectively had the real property been fully taxed, all as described in the Plan.*

*(c) In connection with the issuance of the Bonds, the City will provide a sales tax exemption for construction materials purchased with the proceeds of the Bonds.*

*(d) The City hereby waives Committee Substitute for Resolution No. 041033, as reaffirmed by Section 7 of Second Committee Substitute for Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance 200497, as amended, to the extent necessary so that the terms of the Bonds and resulting abatement may be provided as authorized in this Ordinance.*

*Section 5. Limitation on Liability. The Bonds and the interest thereon shall be limited obligations of the City payable solely out of certain payments, revenues and receipts derived by the City from the Lease associated with the applicable portion of the Project described therein, and such payments, revenues and receipts shall be pledged and assigned to the Trustee as security for the payment of the Bonds as provided in the Indenture. The Bonds and the interest thereon shall not constitute general obligations of the City or the State of Missouri. The Bonds shall not constitute indebtedness within the meaning of any constitutional or statutory debt limitation or restriction and are not payable in any manner by taxation.*

*Section 6. Creation of Bond Fund. The City is hereby authorized to establish with the Trustee pursuant to the Indenture, (i) a special trust fund in the name of the City to be designated the "City of Kansas City, Missouri, Bond Fund – Kindler Hotel Project" and the City shall cause all sums required by the applicable Indenture to be deposited within the applicable fund and shall create all accounts in such fund as required by the applicable Indenture.*

*Section 7. Execution of Documents. The Mayor is hereby authorized and directed to execute the Bonds and to deliver the Bonds to the Trustee for authentication for and on behalf of and as the act and deed of the City in the manner provided in the*

*Indenture. The Director of Finance is hereby authorized and directed to execute the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk or a deputy City Clerk, of the City is hereby authorized and directed to attest to and affix the seal of the City to the Bonds and the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.*

*Section 8. Further Authority. The Mayor, Director of Finance, the City Treasurer and other officials, agents and employees of the City as required, are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the City with respect to the Bonds, the City Documents, and tax redirection.*

..end

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Approved as to form:

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Emalea Black  
Associate City Attorney

# City of Kansas City, Missouri



## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

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 an Industrial Development Plan for Cas-KC-neda, LLC

### Discussion

This is an industrial development project consisting of the acquisition, purchase, construction and development of a boutique hotel with approximately 35 units at 1108-1110 Grand Ave. and this authorizes the issuance of taxable industrial revenue bonds in an amount not to exceed \$24,500,000.

### 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?

Click or tap here to enter text.

4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

Click or tap here to enter text.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Click or tap here to enter text.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No

# City of Kansas City, Missouri



## Docket Memo

2. This fund has a structural imbalance.

Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

### 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

# City of Kansas City, Missouri



## Docket Memo

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?

Contributes to a project that will potential increase tax revenue collection

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This approves the agreement and any future associated contracts will include such requirements.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

This approves the agreement and any future associated contracts will include such requirements



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**File #: 230466**

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ORDINANCE NO. 230466

Sponsor: Councilmember Teresa Loar

Detaching from the City approximately 48 acres generally located north of N.W. Roanridge Road (north of Interstate 29) and west of N. Bethel Avenue, upon the annexation of said property by the City of Platte City, Missouri. (\_\_\_\_\_)

**The item will be heard in Transportation, Infrastructure and Operations Committee on June 28, 2023**

WHEREAS, the City of Kansas City and the City of Platte City have begun a joint effort to detach from Kansas City approximately 48 acres generally located north of N.W. Roanridge Road (north of Interstate 29) and west of N. Bethel Avenue and concurrently annex this property into Platte City; and

WHEREAS, this ordinance will detach property currently owned by Windmill Creek which is just inside the corporate city limits of Kansas City and provide for the completion of the Windmill Creek subdivision which currently is located wholly within the city of Platte City providing the subdivision with consistent services from Platte City; and

WHEREAS, it is in the best interest of each municipality to complete this action; and

WHEREAS, the property to be concurrently annexed by Platte City and detached by Kansas City abuts Platte City; and

WHEREAS, all provisions of Section 71.011, Revised Statutes of Missouri, authorizing such concurrent detachment and annexation have been met; and

WHEREAS, there are no residents living in the area to be detached; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the following property of approximately 48 acres generally located north of N.W. Roanridge Road (north of Interstate 29) and west of N. Bethel Avenue, and more specifically described as follows:



A tract of land being part of the Southeast Quarter of Section 5 Township 52 Range 34, Platte County, Missouri, described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 5; thence South 00 degrees 13 minutes 21 seconds West along the East line of said Southeast Quarter a distance of 1141.29 feet to the Point of Beginning of the tract of land herein to be described, thence South 00 degrees 13 minutes 21 seconds West along the East line of said Southeast Quarter a distance of 879.48 feet to the Northerly Right of way line of Interstate 29, thence North 89 degrees 50 minutes 32 seconds West along said Right of way line a distance of 122.44 feet, thence South 00 degrees 09 minutes 28 seconds West along said Right of way line a distance of 230.00 feet, thence North 89 degrees 50 minutes 32 seconds West along said Right of way line a distance of 175.00 feet, thence North 89 degrees 51 minutes 52 seconds West along said Right-of-way line, a distance of 127.58 feet; thence South 86 degrees 02 minutes 43 seconds West along said Right-of-Way line, a distance of 219.07 feet; thence North 73 degrees 26 minutes 08 seconds West along said Right-of-Way line a distance of 381.99 feet thence North 56 degrees 15 minutes 46 seconds West along said Right of Way line a distance of 312.24 feet, thence North 66 degrees 55 minutes 45 seconds West along said Right of way line a distance of 532.68 feet; thence North 54 degrees 16 minutes 10 seconds West along said Right-of-Way line, a distance of 296.40 feet thence North 56 degrees 54 minutes 35 seconds West along said Right-of-Way line, a distance of 400.00 feet, thence North 45 degrees 15 minutes 05 seconds West along said Right-of-Way line, a distance of 316.00 feet, to a Point that is 180.00 feet North of the South line of the North One-half of said Southeast Quarter, thence North 89 degrees 35 minutes 14 seconds East and parallel to the South line of the North One-half of said Southeast Quarter, a distance of 2563.70 feet to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public right-of ways.

is hereby declared to be detached from the City of Kansas City, Missouri, upon the annexation of the same property by the City of Platte City, Missouri, according to the terms of Section 71.011, RSMo.

Section 2. That the reasons for and purposes to be accomplished with this detachment by the City of Kansas City and concurrent annexation by the City of Platte City are that it will allow for better coordination of utility service and better provision of services for the benefit of the citizens and property owners in the affected area.

Section 3. That the City of Platte City, Missouri shall file a certified copy of this ordinance simultaneously with the filing of a certified copy of the related annexation ordinance adopted by the City of Platte City in the office of the County Clerk of Platte County, the Platte County Assessor, the Recorder of Deeds of Platte County, and the Clerk of the Circuit Court of Platte County, at the cost of the City of Platte City.

..end

Approved as to form and legality:

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Sarah Baxter  
Senior Associate City Attorney

**No Fact Sheet  
Provided for  
Ordinance No.**

**230466**



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Mayor/Council's Office

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

Detaching from the City approximately 48 acres generally located north of NW Roanridge Rd and west of N Bethel Ave, upon the annexation of said property by the City of Platte City, Missouri.

### Discussion

This ordinance will detach property currently owned by Windmill Creek located along the border of Kansas City, Missouri and provide for the completion of the Windmill Creek subdivision currently located in Platte City. The annexation will allow for consistent City services throughout the entire development rather than having the neighborhood exist in separate municipalities, political subdivisions, and with different services such as water and trash/recycling pick-up. Platte City has expressed its desire to annex this property.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

No funding needed.

3. How does the legislation affect the current fiscal year?

Relieves the City of maintenance obligations on surrounding roads.

4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

Removes the City's obligation to provide services including water, sewer, road maintenance, emergency services, and trash/recycling pick up.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

NA

# City of Kansas City, Missouri

## Docket Memo



### 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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Select (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- 
- 
- 
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### Prior Legislation

None

### Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels.  
List any related key performance indicators and impact.

### Other Impacts




# City of Kansas City, Missouri

## Docket Memo

1. What will be the potential health impacts to any affected groups?  
No additional impacts.
2. How have those groups been engaged and involved in the development of this ordinance?  
NA
3. How does this legislation contribute to a sustainable Kansas City?  
Provides for consistent services.
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
NA
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
NA



Office of the City Administrator  
City of Platte City  
400 Main Street  
Platte City, Missouri 64079  
Telephone (816) 858-3046

From: D. J. Gehrt, City Administrator   
To: Neighborhood, Planning and Development Committee, City of Kansas City  
Date: June 6, 2023  
Subj: **Letter of Support for Detachment of 48 Acres on N. Bethel Avenue**

The City of Platte City supports the City of Kansas City's detachment of 48 acres of land on the west side of North Bethel Avenue, immediately adjacent to the Platte City corporate boundaries. In the event, Kansas City approves the detachment request, Platte City will complete the property owner's request to voluntarily annex into Platte City.

Detachment and subsequent annexation benefits both cities as well as the property owners. All property west of North Bethel Road and north of Interstate 29 are currently within the city limits of Platte City except for the 48 acres subject to the detachment request. The current boundary creates a 48 acre parcel that is the only Kansas City property west of Bethel Avenue located on what is generally the Platte City side of North Bethel Avenue.

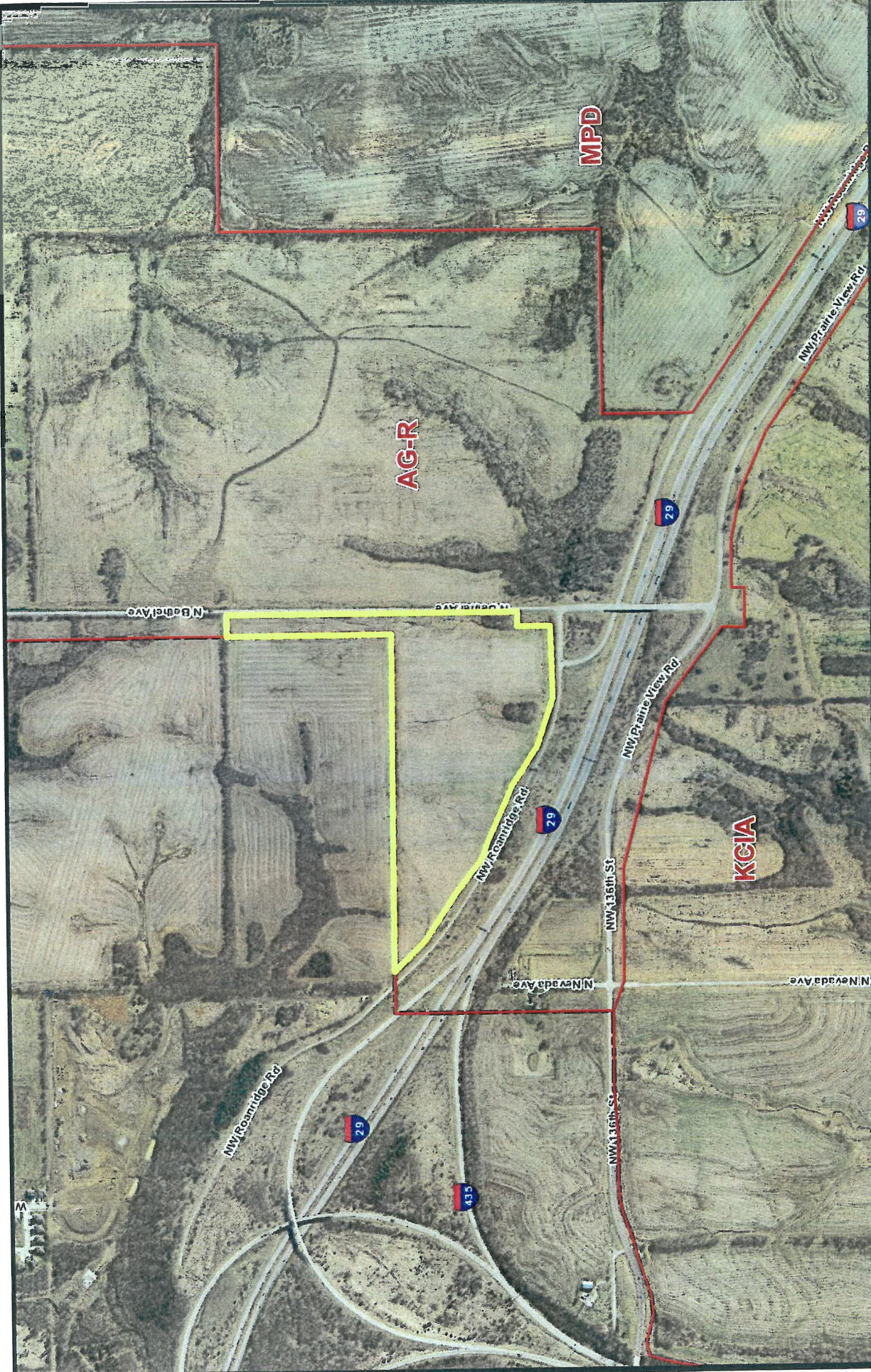
The owners of the Windmill Creek subdivision in Platte City are also the owners of the parcel to be detached. Windmill Creek is immediately adjacent to the parcel. The parcel is best developed as an additional phase of Windmill Creek within a single political subdivision rather than attempting to duplicate land use, subdivision and utility extension to a small, separate parcel.

Platte City believes detachment and subsequent annexation is the most effective method to develop in this area and to best serve the future residents of the Windmill Creek subdivision.

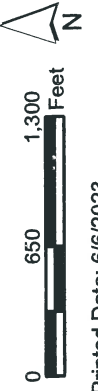
Contact me with any questions related to this matter at 816.858.3046 or [djgehart@plattecity.org](mailto:djgehart@plattecity.org).



# My Map



While the City of Kansas City, Missouri makes every effort to maintain and distribute accurate information, no warranties and/or representations of any kind are made regarding information, data or services provided. In no event shall the City of Kansas City, MO, be liable in any way to the users of this data. Users of this data shall hold the City of Kansas City, MO harmless in all matters and accounts arising from the use and/or accuracy of this data.



Printed Date: 6/6/2023









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**File #: 230496**

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ORDINANCE NO. 230496

Sponsor: Director of City Planning and Development Department

*Approving the petition to amend the Westport Community Improvement District; amending the Westport Community Improvement District generally located at West 40th Street to the north, Broadway Boulevard to the east, Archibald Avenue, West 42nd Street, and West 42nd Terrace to the south, and Bridger Road and Southwest Trafficway to the west in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.*

*WHEREAS, the Westport Community Improvement District (the "District") was approved and established on October 2, 2003, by Ordinance No. 031062 and the District was amended on September 25, 2008, by Ordinance No. 080917; and*

*WHEREAS, the petitioners wish to amend the petition of the District; NOW THEREFORE,*

*BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:*

*Section 1. That the second petition to amend the Westport Community Improvement District (the "Petition"), which is attached hereto as Exhibit 1, is hereby approved in its entirety in accordance with Sections 67.1401 through 67.1571, RSMo., otherwise known as the Missouri Community Improvement District Act (the "Act").*

*Section 2. That the District is hereby amended for the purposes set forth in the Petition, which the District shall have all the powers and authority authorized by the Petition, the Act, and by law, and shall continue to exist for a period of twenty (20) years, unless extended pursuant to Section 67.1481.6, RSMo.*

*Section 3. That the District shall annually submit its proposed budget, annual report and copies of written resolutions passed by the District's board to the City pursuant to Section 67.1471, RSMo.*

*Section 4. That upon the effective date of this ordinance, the City Clerk is hereby directed to report the amendment of the District to the Missouri Department of Economic Development and state auditor pursuant to Section 67.1421.6, RSMo., by sending a copy of this ordinance to said entities.*

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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

Sponsor: Director of City Planning and Development. Approving the petition to amend the Westport I Community Improvement District; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

### Discussion

This ordinance approves the Second Amended Petition for the Westport I Community Improvement District. Most recently amended in 2008 with a fifteen (15) year lifespan, this petition would extend the District for another twenty (20) years.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

The District levys a special assessment on each Lot within the boundaries of the District.

3. How does the legislation affect the current fiscal year?

There are City expenses incurred related to the mailing of notices. These expenses are off-set by reimbursement fees charged to the District.

4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

There are no recurring costs associated with this legislation. Additionally, the District provides enhanced security services for the Westport Business District, such as armed patrol areas, security checkpoints, and links to the Kansas City, Missouri, Police Department. The District's ability to fund such security services, as well as other neighborhood beatification services, helps preserve the tax base within the District and enables the City to utilize it's limited resources in a more efficient manner.



# City of Kansas City, Missouri

## Docket Memo

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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Finance and Governance (Press tab after selecting.)

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
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### Prior Legislation

Ordinance 210565: Establishing City priorities for Community Improvement Districts  
 Ordinance 031062: Established the Westport I CID (2003)  
 Ordinance 080917: First Amendment to the Petition of Westport I CID (2008)



# City of Kansas City, Missouri

## Docket Memo

### Service Level Impacts

This ordinance will have no impact on existing service levels.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
No change
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?  
No change
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
N/A
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
N/A