



**Agenda**

**Finance, Governance and Public Safety Committee**

Chairperson Andrea Bough

Vice Chair Quinton Lucas

Councilmember Crispin Rea

Councilmember Darrell Curls

Councilmember Wes Rogers

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**Tuesday, April 21, 2026**

**10:30 AM**

**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\*\*\***

**FIRST READINGS**

**Director of General Services**

**260356** Sponsor: Director of General Services Department

Authorizing the Manager of Procurement Services to execute a \$2,125,000.00 three-year contract (EV4428) with Environmental Systems Research Institute, Inc. ("Esri") to provide GIS software and maintenance services; authorizing the Manager of Procurement Services to amend the contract; appropriating from the Unappropriated Fund Balance of the Information Technology Reimbursable Services Fund; and recognizing this ordinance as having an accelerated effective date.

**Attachments:** [ESRI - Docket Memo - 04.13.26](#)  
[TMP-6681 Admin Apropr](#)

**City Manager's Office**

**260357** Sponsor: City Manager's Office

Authorizing a change order with Infrastructure Solutions, LLC, in the amount of \$732,659.00 for the West Bottoms Bid Package 2, Change Order 1; reducing an appropriation in the West Bottoms Street Improvement account and appropriating a like transfer to the West Bottoms Public Infrastructure account; authorizing the Director of General Services to execute a five-year lease with four options to renew for five years each with West Bottoms Central Community Improvement District for the operation of a kiosk concession stand located at 1020 Santa Fe Street, Kansas City, Missouri 64101; authorizing the City Manager to enter into a Second Amendment to the Redevelopment Agreement, Tax Contribution Agreement, and Cooperative Agreement with the TIF Commission; and establishing this ordinance as having an accelerated effective date.

**Attachments:** [West Bottoms Kiosk Docket Memo](#)  
[Approp- TMP6719- West Bottoms Change order 1](#)

**O'Neill**

**260363** Sponsor: Councilmember Kevin O'Neill

Approving the recommendations of the Tax Increment Financing Commission of Kansas City, Clay County, Missouri as to the 435 & Soccer Drive Tax Increment Financing Plan and approving the 435 & Soccer Drive Tax Increment Financing Plan; approving the City's contribution of Additional EATs generated within the Redevelopment Area of the Redevelopment Plan; and authorizing the City Manager to enter into a Tax Contribution and Disbursement Agreement with the Kansas City TIF Commission and Land Reserve, Inc.

**Attachments:** [No Docket Memo 260363](#)

HELD IN COMMITTEE

**Lucas**

[260071](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Directing the City Manager to review site, design, and acquisition matters for the purpose of designing and constructing a Midtown Justice Campus, a co-location of the Kansas City Police Department Central Patrol Division and the Community Resource Center, and report back to City Council within 30 days.

**Attachments:** [Docket Memo Ord 260071](#)

**Lucas**

[260286](#) Sponsor: Mayor Quinton Lucas

Amending Chapter 3, Code of Ordinances, by repealing Section 3-622, Prevailing wage application to incentive plans, and enacting in lieu thereof a new Section 3-622, for the purpose of enlarging the establishing applicable prevailing wage policies for certain types of categories of incentive projects, amending Chapter 3, Code of Ordinances by repealing Section 3-437, Waiver of MBE/WBE goals, for the purpose of greater alignment and efficiency among any economic development agency created by the city, and amending Chapter 74, Code of Ordinances, by repealing Section 74-11, Affordable housing set aside, and enacting in lieu thereof a new Section 74-11, for the purpose of right-sizing the Payment in Lieu fee to better reflect amount in subsidies provided per unit of affordable housing.

**Attachments:** [Docket Memo 260286 3.23.2026](#)

## ADDITIONAL BUSINESS

1. There may be general discussion for current Finance, Governance and Public Safety 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.

Adjournment



**File #: 260356**

ORDINANCE NO. 260356

Sponsor: Director of General Services Department

Authorizing the Manager of Procurement Services to execute a \$2,125,000.00 three-year contract (EV4428) with Environmental Systems Research Institute, Inc. (“Esri”) to provide GIS software and maintenance services; authorizing the Manager of Procurement Services to amend the contract; appropriating from the Unappropriated Fund Balance of the Information Technology Reimbursable Services Fund; and recognizing this ordinance as having an accelerated effective date.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Manager of Procurement Services is authorized to execute a \$2,125,000.00 three-year contract (EV4428) with Environmental Systems Research Institute, Inc. (“Esri”) to provide GIS software and maintenance services with years 2 and 3 of the Contract subject to annual appropriation.

Section 2. That the Manager of Procurement Services is authorized to amend the \$2,125,000.00 three-year contract (EV4428) with Environmental Systems Research Institute, Inc. (“Esri”) to provide GIS software and maintenance services.

Section 3. That the sum of \$1,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Information Technology Reimbursable Services Fund, 7160 Fund to the following account:

26-7160-071891-C	Motor Vehicle Gas, Oil, & Lubric	\$1,000.00
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Section 4. That this ordinance, relating to the appropriation of money, 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 that section.

..end

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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William Choi  
Interim Director of Finance

Approved as to form:

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James M. Brady  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260356

Submitted Department/Preparer: General Services

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Authorizing the Manager of Procurement Services to execute a \$2,125,000.00 three-year contract (EV4428) with Environmental Systems Research Institute, Inc. ("Esri") to provide GIS software and maintenance services; authorizing the Manager of Procurement Services to amend the contract; appropriating from the Unappropriated Fund Balance of the Information Technology Reimbursable Services Fund; Fund 7160 and recognizing this ordinance as having an accelerated effective date.

### Discussion

No MBE/WBE goals have been assigned to this contract.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
26-7160-071891-623340 \$1,000  
26-7160-071893-616200 \$665,000
3. How does the legislation affect the current fiscal year?  
We are currently under maintenance and support for the ESRI (Environmental Systems Research Institute software).
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Request is for annual maintenance and support of the ESRI (Environmental Systems Research Institute. This is a three year agreement.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This software does not generate revenue but supports many revenue generating programs including Enterprise Permitting and Licenscing software.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

Click or tap here to enter text.

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
  - Develop a multimodal regional transportation system for all users.
  - Develop environmentally sustainable strategies that improve quality of life and foster economic growth.
  - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
  - Focus on delivery of safe connections to schools.
  -

**Prior Legislation**

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

## Service Level Impacts

Other CWBP goals impacted by this legislation also includes areas from Housing and Healthy Communities and Public Safety with our Encampment Tracking Solution which includes

- utilizing planning approaches in neighborhoods to reduce blight, ensure sustantainable, affordable housing, and improve resident wellbeing and cultural diversity
- Address the various needs of the City's most vulnerable population by working to reduce disparities
- Promote healthy residents by ensuring basic sanitation and living needs are met
- Engage the community and community partners to focus on evidence-based approaches to public safety

This legislation is also the platform on which our Parcel Viewer application is housed. The Parcel Viewer application is used by most City departments, business partners and our citizens.

## Staff Recommendation

General Services

Select One:  Sponsored  
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

This software does not generate revenue but supports many revenue generating programs including Enterprise Permitting and Licenscing software

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
None
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A

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

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

No

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)





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**File #: 260357**

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ORDINANCE NO. 260357

Sponsor: City Manager's Office

Authorizing a change order with Infrastructure Solutions, LLC, in the amount of \$732,659.00 for the West Bottoms Bid Package 2, Change Order 1; reducing an appropriation in the West Bottoms Street Improvement account and appropriating a like transfer to the West Bottoms Public Infrastructure account; authorizing the Director of General Services to execute a five-year lease with four options to renew for five years each with West Bottoms Central Community Improvement District for the operation of a kiosk concession stand located at 1020 Santa Fe Street, Kansas City, Missouri 64101; authorizing the City Manager to enter into a Second Amendment to the Redevelopment Agreement, Tax Contribution Agreement, and Cooperative Agreement with the TIF Commission; and establishing this ordinance as having an accelerated effective date.

WHEREAS, on December 15, 2022, the City Council adopted Ordinance No. 221064, authorizing the City Manager to enter into a Predevelopment Agreement with West Bottoms - Propco Master, LLC, for the development of approximately 21.85 acres in the West Bottoms Area (the "Project"); and

WHEREAS, on March 24, 2024, the City Council adopted Ordinance No. 240256, approving the recommendations of the Tax Increment Financing Commission (the "Commission") as to the West Bottoms Tax Increment Financing Plan (the "Redevelopment Plan"), approving the City's contribution of additional EATs generated in the Plan Area, directing the Director of Finance to develop a finance plan, and authorizing the City Manager to enter into a Redevelopment Agreement with the Commission for the redevelopment of public infrastructure improvements, including, without limitation, sanitary and storm sewers, utilities, sidewalks, and any other required or desirable infrastructure (collectively the "Public Improvements") that will encourage the construction of approximately 108,000 square feet of office space, 108,300 square feet of retail space, 589 multifamily units which may include affordable units (the "Affordable Units"), and 40 hotel rooms; and

WHEREAS, Ordinance No. 240600 approved the First Amendment to the Plan which provides (1) modifications to the Budget of Redevelopment Project Costs, (2) modifications to the anticipated sources of funds, (3) modifications to the development schedule and (4) the inclusion of all conforming changes within the Exhibits to the Redevelopment Plan that are in furtherance of the foregoing modifications (the "First Amendment"); and

WHEREAS, Ordinance No. 240581 established the West Bottoms Central Community Improvement District (“CID”), the petition for which contemplates a 1% sales tax of which up to 90% of the CID sales tax will be pledged to fund the Project; and

WHEREAS, Committee Substitute for Ordinance No. 240647 estimated revenue and appropriated the amount of \$14,850,000.00 to fund Phase 1a Public Improvements, which infrastructure includes new concrete pavement, curb, gutter, sidewalks, streetlighting, streetscapes, water main replacement, storm sewer separation, and Green Infrastructure for storm water detention and management (the “Phase 1a Public Improvements”); and

WHEREAS, Committee Substitute for Ordinance No. 250216 authorized, among other things, the issuance of the City’s Special Obligation Bonds, Series 2025B to finance \$14,800,000.00 of Phase 1a costs; and

WHEREAS, Ordinance No. 250599 estimated revenue and appropriated the amount of \$5,800,850.00 to fund Change Order 2 and Professional Services, which infrastructure includes streetlights and lighting energy efficiency; sidewalks, crosswalks, and lighting for added pedestrian safety (the “Change Order 2 and Professional Services”); and

WHEREAS, Ordinance No. 250970 approved the Second Amendment to the Plan which provides (1) modifications to the Budget of Redevelopment Project Costs, and (2) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications (the “Second Amendment”); and

WHEREAS, Ordinance No. 250971 estimated revenue and appropriated the amount of \$6,945,750.00 to fund the West Bottoms Phase 1a Tranche 2 Project, which infrastructure includes public gathering open space and other amenities (the “Bid Package 2”); and

WHEREAS, Ordinance No. 260238 authorized, among other things, the issuance of the City’s Special Obligation Bonds, Series 2026B to finance \$12,246,600.00 of the cost of Change Order 2 for Bid Package 1 along with the Bid Package 2 costs; and

WHEREAS, the City has determined that a portion of the work which had previously not been finalized should be incorporated into the current contract (the “Change Order 1 to Bid Package 2”); and

WHEREAS, the cost of the Change Order 1 to Bid Package 2 will be funded with the issuance of special obligation bonds (“Bonds”) in Spring 2026 and the payment of scheduled debt service payments on the bonds will be made by proceeds of economic activity taxes pursuant to the Tax Increment Financing Plan approved pursuant to Ordinance No. 240256, and amended by Ordinance No. 240600 and Ordinance No. 250970, proceeds from additional EATs revenues, proceeds of Community Improvement District sales taxes approved and annual appropriation of monies from general municipal revenues over a successive thirty (30) year period; and

WHEREAS, pursuant to Section 3-201 of the City Code of Ordinances, the City Council must approve all leases of City property with a term longer than one year; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the appropriation in the following account of the Special Obligation Series 2026B Project Fund, No. 3457, is hereby reduced by the following amount:

AL-3457-898014-B-89008979	West Bottoms Street Improvements	\$732,659.00
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Section 2. That the appropriation in the following account of the Special Obligation Series 2026B Project Fund, No. 3457 is hereby increased by the following amount:

AL-3457-898014-B-89008983	West Bottoms Public Infrastructure	\$732,659.00
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Section 3. That the Director of Public Works is hereby authorized to execute, on behalf of the City, a change order in the amount of \$732,659.00 with Infrastructure Solutions, LLC, for Project No. 89008983 Somera Road West Bottoms Redevelopment Phase II, a copy of which is on file with the Public Works Department, from funds hereby and previously appropriated to the following account:

AL-3457-898014-B-89008983	West Bottoms Public Infrastructure	\$732,659.00
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Section 4. That the Director of the General Services Department is authorized to execute a five (5) year lease agreement with four (4) options to renew for five (5) years each, attached hereto in substantial form, with West Bottoms Central Community Improvement District for the operation of a kiosk concession stand.

Section 5. That the City Manager is authorized to execute a Second Amendment to the Redevelopment Agreement between the City and the Commission to effectuate the Redevelopment Plan, as amended. A copy of the Second Amendment to the Redevelopment Agreement is attached hereto in substantial form.

Section 6. That the City Manager or Director of Finance is authorized to execute a Cooperative Agreement and Tax Contribution Agreement between the City and the Commission to effectuate payment and reimbursement of the costs of the public improvements.

Section 7. That the Mayor, City Manager, and Director of Finance are authorized to execute all such other documents, certificates, and instruments as may be necessary to carry out and comply with the intent of this ordinance and comply with and perform the duties of the City with respect to this Ordinance, the Cooperative Agreement, and the Tax Contribution Agreement.

Section 8. That this ordinance, relating to the design, repair, maintenance, or construction of a public improvement, is recognized as an ordinance with an accelerated effective date as

provided by Section 503(a)(3)(D) of the City Charter and shall take effect in accordance with Section 503 of the 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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William Choi  
Interim Director of Finance

Approved as to form:

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Emalea Kohler  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260357

Submitted Department/Preparer: City Manager's Office

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Authorizing a change order with Infrastructure Solutions, LLC, in the amount of \$732,659.00 for the West Bottoms Bid Package 2, Change Order 1; reducing an appropriation in the West Bottoms Street Improvement account and appropriating a like transfer to the West Bottoms Public Infrastructure account; authorizing the City Manager to enter into a Second Amendment to the Redevelopment Agreement between City of Kansas City and the TIF Commission; authorizing the Director of General Services to execute a five-year lease with four options to renew for five years each with West Bottoms Central Community Improvement District for the operation of a kiosk concession stand located at 1020 Santa Fe Street, Kansas City, Missouri 64101; and establishing this ordinance as having an accelerated effective date.

### Discussion

This ordinance authorizes the Public Works Dept. to execute a change order for public improvements that are a part of the ongoing SomerRoad development in the West Bottoms, and allows the General Services Dept. to enter into a lease related to the change order with the West Bottoms Central CID for a kiosk concession stand located at the pedestrian plaza within the development area. The lease will last for 5 years with four 5-year renewal options for an annual rent of \$1. The CID will be solely responsible for all maintenance and operations, and will be allowed to sub-lease the space to an operator. The CID would be required to use all rent received from the sub-tenant on maintaining and operating the leased space. The ordinance also transfers funds from the WB Street Improvement account to the WB Public Infrastructure account to cover the cost of the change order utilizing available contingency funds. The ordinance also authorizes the City Manager to enter into a 2<sup>nd</sup> Amendment to the Redevelopment Agreement, Tax Contribution Agreement, and Cooperative Agreement with the TIF Commission to align with content from the previously approved West Bottoms TIF Plan and subsequent amendments. These agreements will allow the TIF Commission to complete reimbursements to the City for previously budgeted and approved public improvements.

## Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
AL-3457-898014-B-89008983 West Bottoms Public Infrastructure
3. How does the legislation affect the current fiscal year?  
No impact.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No impact
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
3. Account string has been verified/confirmed.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.

- Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
- Increase and support local workforce development and small and locally owned businesses.
- Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- Implement an economic development and tourism strategy to attract major investment and visitors.
- 

### Prior Legislation

221064, 240256, 240600, 240581, 240647, 250216, 250599, 250970, 250971, 260238,

### Service Level Impacts

There will now be a concession stand for a park in the West Bottoms which both are located on a public access easement which permanently authorizes the public's access of the amenities.

### Staff Recommendation

Click or tap here to enter department.

Select One:  Sponsored  
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

There will now be a concession stand for a park in the West Bottoms which both are located on a public access easement which permanently authorizes the public's access of the amenities. It's using the extra contingency funds from the already authorized bonds to cover the cost, and the City would later be reimbursed with TIF/STIF money.

### 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 this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

Yes - I have submitted documents for CREO Review (Press tab after selecting)  
Please attach or copy and paste CREO's review.

If the council approves the agreement and the food and beverage kiosk, it will be processed as a change order to the plaza project. Currently the MBE is 1.4% and the WBE is 33.75%. If the kiosk is approved through the change order, the MBE will be 12% and the WBE will be 25%.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)





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**File #: 260363**

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ORDINANCE NO. 260363

Sponsor: Councilmember Kevin O’Neill

Approving the recommendations of the Tax Increment Financing Commission of Kansas City, Clay County, Missouri as to the 435 & Soccer Drive Tax Increment Financing Plan and approving the 435 & Soccer Drive Tax Increment Financing Plan; approving the City’s contribution of Additional EATs generated within the Redevelopment Area of the Redevelopment Plan; and authorizing the City Manager to enter into a Tax Contribution and Disbursement Agreement with the Kansas City TIF Commission and Land Reserve, Inc.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Clay County, Missouri (the “Commission”) 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 “Act”), the City Council of Kansas City, Missouri (the “City Council”), 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, by Committee Substitute for Ordinance No. 140823, as amended, adopted on June 18, 2015, by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, and by Committee Substitute for Ordinance No. 240045 on March 21, 2024 (“Enabling Ordinances”); and

WHEREAS, the 435 & Soccer Drive Tax Increment Financing Plan (the “Redevelopment Plan”) was proposed to the Commission; and

WHEREAS, the Redevelopment Plan provides for Infrastructure Improvements to support the Redevelopment Plan which proposes the redevelopment of the Redevelopment Area in multiple Redevelopment Projects, and anticipates the development of a mix of single-family homes, townhomes, and multi-family residential units, retail and restaurant space, a hotel and potential conference facilities, office buildings, entertainment and/or sports facilities and other compatible uses (“Mixed-Use Development”); and

WHEREAS, the proposed Redevelopment Area is generally described as (A) an area that is generally bounded by NE Shoal Creek Parkway on the east, I-435 on the west, the intersection of I-435 and NE Shoal Creek Parkway on the south, and Highway 152 on the north, and (B) an area that is generally bounded by NE Shoal Creek Parkway on the east, I-435 on the west, Highway 152 on the south, and N. Barry Road on the north, all in Kansas City, Clay County, Missouri; and

WHEREAS, after proper notice was given, the Commission met in a public hearing regarding the Redevelopment Plan and the Redevelopment Area described therein at 9:30 AM on March 11, 2026, at which time, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 3-2-26 (the “Resolution”) recommending to the City Council the approval of the Redevelopment Plan and including the designation of a Redevelopment Area; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Council hereby approves the recommendations of the Commission concerning the Redevelopment Plan including the designation of the Redevelopment Area as set forth in the Resolution.

Section 2. That all terms used in this ordinance, not otherwise defined herein, shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”).

Section 3. That the following described area is hereby designated the Redevelopment Area:

TRACT A:

A tract of land located in Section 9, 10, 15 & 16, Township 51 North, Range 22 East, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows: COMMENCING at the Southeast corner of the Southwest Quarter of said Section 9; thence North 00°59'40” East, along the Easterly line of said Section 9, a distance of 1973.28 feet to the Southerly right-of-way line of Missouri Highway 152, as it currently exists, and POINT OF BEGINNING; thence along said Southerly right-of-way line, the following bearings and distances; thence North 83°36'45” East, a distance of 371.10 feet; thence South 78°22'36” East, a distance of 405.76 feet; thence Easterly, along a curve to the left, having a Chord Bearing of South 86°29'51” East, a Chord Distance of 416.59 feet, a Radius of 1497.40 feet, an Arc Distance of 417.95 feet; thence South 72°35'51” East, a distance of 86.95 feet to the Westerly right-of-way line of Shoal Creek Parkway, as it currently exists; thence along said Southerly right-of-way line, the following bearings and distances; thence South 00°35'18” West, a distance of 190.00 feet; thence South 89°24'42” East, a distance of 43.09 feet; thence Southerly, along a curve to the right, having a Chord Bearing of South 13°14'24” West, a Chord Distance of 1461.75 feet, a Radius of 3557.05 feet, an Arc Distance of 1472.24 feet; thence South 25°05'50” West, a distance of 4682.57 feet; thence Southwesterly, along a curve to the right, having a Chord Bearing of South 37°04'08” West, a Chord Distance of 563.05 feet, a Radius of 1357.22 feet, an Arc Distance of 567.16 feet; thence South 49°02'25” West, a distance of 120.54 feet; thence south 62°07'52” West, a distance of 220.74 feet to the Easterly right-of-way line of Interstate 435, as it currently exists; thence along said Easterly right-of-way line, the following

bearings and distance; thence North 34°57'17" West, a distance of 963.21 feet; thence North 20°57'35" West, a distance of 2249.76 feet; thence North 28°55'46" West, a distance of 252.44 feet; thence North 20°57'35" West, a distance of 1277.80 feet; thence North 21°10'27" West, a distance of 216.14 feet; thence North 05°06'08" West, a distance of 491.45 feet; thence North 23°45'13" East, a distance of 566.20 feet; thence North 38°36'03" East, a distance of 807.99 feet; thence North 59°57'34" East, a distance of 554.62 feet to the Southerly right-of-way line of said Missouri Highway 152; thence Easterly, along said Southerly right-of-way line, the following bearings and distances; thence South 89°28'21" East, a distance of 1164.30 feet; thence North 85°36'01" East, a distance of 340.00 feet; thence North 81°47'10" East, a distance of 902.00 feet; thence North 83°36'45" East, a distance of 90.18 feet to the Point of Beginning and containing 20,030,733.54 Square feet or 459.83 Acres more or less.

**TRACT B:**

A Tract of land located in Section 9, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows: COMMENCING at the Northeast Corner of the Southeast Quarter of said Section 9; thence South 00°59'40" West, along the East line of said Quarter Section, a distance of 13.70 feet to the Southerly right-of-way of Northeast Barry Road, as it currently exists and the POINT OF BEGINNING; thence the following distances and bearings along said Southerly right-of-way line: thence Westerly, along a curve to the left, having a Chord Bearing of North 88°21'22" West, a Chord Distance of 240.36 feet, a Radius of 11429.16 feet; an Arc Distance of 240.36 feet; thence South 01°02'30" West, a distance of 5.00 feet; thence Westerly, along a curve to the left, having a Chord Bearing of North 89°52'49" West, a Chord Distance of 367.65 feet, a Radius of 11424.16 feet, an Arc Distance of 367.67 feet; thence South 89°11'52" West, a distance of 153.30 feet; thence South 00°48'08" East, a distance of 10.00 feet; thence South 89°11'52" West, a distance of 542.00 feet; thence South 00°48'08" East, a distance of 5.00 feet; thence South 89°11'52" West, a distance of 83.00 feet; thence North 00°48'08" West, a distance of 10.00 feet; thence South 89°11'52" West, a distance of 750.00 feet; thence North 00°48'08" West, a distance of 10.00 feet; thence South 89°11'52" West, a distance of 815.37 feet; thence South 00°33'44" West, a distance of 44.86 feet; thence North 88°04'38" West, a distance of 102.05 feet, to the Easterly right-of-way line of Interstate 435, as it currently exists ; thence South 04°24'29" East, along said Easterly right-of-way line, a distance of 50.00 feet; thence South 44°48'29" East, continuing along said Easterly right-of-way line, a distance of 308.59 feet; thence South 72°36'24" East, a distance of 323.11 feet, to the Northerly right-of-way line of Missouri Highway 152, as it currently exists; thence Easterly, along said Northerly right-of-way line the following bearings and distances; thence North 85°35'31" East, a distance of 1202.00 feet; thence North 83°30'06" East, a distance of 548.36 feet; thence South 85°28'39" East, a distance of 354.30 feet; thence North 85°35'31" East, distance of 424.30 feet to the Easterly line of said Southeast Quarter; thence North 01°00'03" East, along said Easterly line, a distance of 272.88 feet to the

Point of Beginning and containing 980,725.88 Square feet or 22.51 Acres more or less.

Section 4. That the City Council hereby finds that:

- a) The Redevelopment Area is an Economic Development Area, as defined in Section 99.805 of the Act;
- b) The Redevelopment Area has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the tax increment financing and the Redevelopment Plan;
- c) The Redevelopment Plan sets forth in writing a general description of the program to be undertaken to accomplish the objectives of the Redevelopment Plan and includes the estimated redevelopment project costs, the anticipated sources of funds to pay the costs, evidence of the commitments of finance the project costs, the anticipated type and term of the sources of funds to pay costs, the anticipated type and terms of the obligations to be issued, the most recent equalized assessed valuation of the property within the Redevelopment Area which is to be subjected to payments in lieu of taxes and economic activity taxes, an estimate as to the equalized assessed valuation after implementation of the improvements contemplated by the Redevelopment Plan, and the general land uses to apply in the Redevelopment Area;
- d) The Redevelopment Plan conforms to the comprehensive plan for the development of the City of Kansas City as a whole, the KC Spirit Playbook, as well as the Shoal Creek Valley Area Plan;
- e) The areas selected for the Redevelopment Projects described by the Redevelopment Plan (the "Redevelopment Project Areas") includes only those parcels of real property and improvements thereon which will be substantially benefited by the Infrastructure Improvements and Mixed-Use Development projects;
- f) The estimated dates of completion of the respective Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Redevelopment Plan, and are not more than twenty-three (23) years from the passage of any ordinance approving each Redevelopment Project authorized by the Redevelopment Plan and located within the Redevelopment Area;
- g) A plan has been developed for relocation assistance for businesses and residences;
- h) A cost-benefit analysis has been prepared in accordance with the Act showing the impact of the implementation of the Redevelopment Plan on each taxing district

located at least partially within the boundaries of the Redevelopment Area , and provides sufficient information to evaluate whether Redevelopment Projects are financially feasible;

- i) The Redevelopment Plan does not include the initial development or redevelopment of any gambling establishment; and
- j) The Redevelopment Plan provides for the collection of payments in lieu of taxes (“PILOTS”) and Economic Activity Taxes (“EATS”) within the Redevelopment Project Areas of the Redevelopment Area. In addition to paying or reimbursing Reimbursable Infrastructure Project Costs with said funds, the Redevelopment Plan provides that a portion of the captured PILOTS from all eighteen (18) Redevelopment Project Areas, labeled A through R, will be distributed annually to the Taxing Districts according to their respective annual levy rates as provided in the Redevelopment Plan and the Act.

Section 5. That the Commission is authorized to issue obligations in one or more series of bonds secured by the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to finance Redevelopment Project Costs and, subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Commission determines, to enter into such contracts and undertake all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan, as amended, pursuant to the power delegated to it in the Enabling Ordinances. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 through 99.865, RSMo, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 6. That pursuant to the provisions of the Redevelopment Plan, and subject to the its provision that a portion of the PILOTS are to be distributed annually to the Taxing Districts, , the City Council approves the pledge of PILOTS and EATs generated within Redevelopment Project Areas that are deposited into the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to the payment of Redevelopment Project Costs, and, pursuant to Section 74-58 of the Code of Ordinances, authorizes the Commission to pledge such funds on its behalf.

Section 7. That the City Council hereby agrees to provide additional funding for payment of certain certified redevelopment project costs identified by the TIF Plan, by committing, subject to annual appropriation and subject to actual collection, in addition to revenues available under the TIF Act, a defined portion of certain tax revenues realized by the City and generated in the Redevelopment Area that are not otherwise captured by the TIF Act as more particularly described in the Tax Contribution and Disbursement Agreement (the “Additional City EATs”), in an amount not to exceed \$54,000,000, plus interest, payable over a period not to exceed thirty (30) years.

Section 8. The Council recognizes that the Redevelopment Area is an economic development area, and as such, determines that only Infrastructure Improvements are reimbursable project costs, and the Affordable Housing Set Aside under §74-11, City Prevailing Wage under §3-622, Construction Workforce under §3-501, et. seq., and Minority and Women's Business Enterprises under §3-421, et. seq. ("Specified Policies") are applicable only to the Infrastructure Improvements which are certified reimbursable project costs, and therefore, to the extent otherwise applicable, the Council hereby waives the applicability of such the Specified Policies to any other improvements within the Redevelopment Area and such waiver shall be included in all agreements related to the Redevelopment Area entered into by the City or its agencies, except and to the extent of any improvements receiving City incentives other than those authorized pursuant to this Ordinance. The Specified Policies will still apply as codified to any additional incentives provided in the Redevelopment Area.

Section 9. That the City Manager is authorized to execute a Tax Contribution and Disbursement Agreement with the Commission and Land Reserve, Inc. regarding the utilization of tax contributions for the payment of Redevelopment Project Costs. A copy of the Tax Contribution and Disbursement Agreement is attached hereto in substantial form.

Section 10. That in accordance with Code § 74-12, City Council sets the date for substantial completion of the Infrastructure Improvements as December 31, 2040.

Section 11. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Commission of Clay County, Missouri.

..end

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Approved as to form:

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Emalea Kohler  
Associate City Attorney

**No Docket Memo  
Provided for  
Ordinance No.**

**260363**



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**File #: 260071**

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RESOLUTION NO. 260071

Sponsor: Mayor Quinton Lucas

**RESOLUTION** - Directing the City Manager to review site, design, and acquisition matters for the purpose of designing and constructing a Midtown Justice Campus, a co-location of the Kansas City Police Department Central Patrol Division and the Community Resource Center, and report back to City Council within 30 days.

WHEREAS, the City Council has discussed the benefits of co-locating the Kansas City Police Department's Central Patrol Division and the proposed Community Resource Center; and

WHEREAS, co-locating both facilities as the Midtown Justice Campus in areas on and around the current Central Patrol Division site would provide significant cost savings to taxpayers, potentially in the tens of millions of dollars; and

WHEREAS, a joint project at this site would eliminate the need for a separate supplemental parking structure, reduce redundant site work, and streamline planning, procurement, and construction processes; and

WHEREAS, this approach presents a cost-effective solution for taxpayers with attention to security and existing site control; NOW, THEREFORE,

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

Section 1. That the City Manager is directed to review site, design, and acquisition matters for the purpose of designing and constructing a Midtown Justice Campus, including working with contracted design professionals to develop a plan for co-locating the Kansas City Police Department Central Patrol Division and the Community Resource Center in areas on and around the current Central Patrol Division site.

Section 2. The City Manager shall report back to the City Council on the progress within 30 days.

..end



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260071

Submitted Department/Preparer: Mayor/Council's Office

Revised 12/03/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Directing the City Manager to review site, design, and acquisition matters for the purpose of designing and constructing a Midtown Justice Campus, a co-location of the Kansas City Police Department Central Patrol Division and the Community Resource Center, and report back to City Council within 30 days.

### Discussion

The City Council has discussed the benefits of co-locating the Kansas City Police Department's Central Patrol Division and the proposed Community Resource Center; and

Co-locating both facilities as the Midtown Justice Campus in areas on and around the current Central Patrol Division site would provide significant cost savings to taxpayers, potentially in the tens of millions of dollars; and

A joint project at this site would eliminate the need for a separate supplemental parking structure, reduce redundant site work, and streamline planning, procurement, and construction processes; and

This approach presents a cost-effective solution for taxpayers with attention to security and existing site control.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
No funding associated with this
3. How does the legislation affect the current fiscal year?  
n/a

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
n/a
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
n/a

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

This legislation does not appropriate funds.

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Public Safety (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Engage the community and community partners to reimagine the system of public safety with a focus on evidence-based approaches for crime prevention, treatment of mental health, emergency response time, and the criminal justice system.
  - Focus on violence prevention among all age groups, placing an emphasis on youth.
  - Increase fairness, justice, and responsiveness of our municipal criminal justice system to support the best possible outcome for offenders and victims of crime.
  - Reduce recidivism through prevention, deterrence, including detention, and re-entry services.

- Enhance employee recruitment, succession planning, and retention in the police and fire departments with a continued emphasis on diversity.
- 

## Prior Legislation

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

## Service Level Impacts

n/a

## Staff Recommendation

City Council

Select One:  Sponsored  
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

Click or tap here to provide reasoning.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Click or tap here to enter text.
2. How have those groups been engaged and involved in the development of this ordinance?  
Click or tap here to enter text.
3. How does this legislation contribute to a sustainable Kansas City?  
Click or tap here to enter text.
4. Does this legislation create or preserve new housing units?  
Please Select (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



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**File #: 260286**

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ORDINANCE NO. 260286

Sponsor: Mayor Quinton Lucas

Amending Chapter 3, Code of Ordinances, by repealing Section 3-622, Prevailing wage application to incentive plans, and enacting in lieu thereof a new Section 3-622, for the purpose of enlarging the establishing applicable prevailing wage policies for certain types of categories of incentive projects, amending Chapter 3, Code of Ordinances by repealing Section 3-437, Waiver of MBE/WBE goals, for the purpose of greater alignment and efficiency among any economic development agency created by the city, and amending Chapter 74, Code of Ordinances, by repealing Section 74-11, Affordable housing set aside, and enacting in lieu thereof a new Section 74-11, for the purpose of right-sizing the Payment in Lieu fee to better reflect amount in subsidies provided per unit of affordable housing.

WHEREAS, the City of Kansas City, Missouri ("the City"), seeks to foster a robust and equitable economy through the strategic deployment of development incentives, infrastructure investment, and business attraction efforts; and

WHEREAS, the Economic Development Corporation of Kansas City ("EDC") serves as the primary portal for business recruitment and retention, providing a centralized point of entry for developers and businesses seeking to grow within the municipal boundaries; and

WHEREAS, the Port Authority of Kansas City ("Port KC") possesses unique statutory authority under Chapter 68 of the Revised Statutes of Missouri to catalyze development through the use of Port Improvement Districts, AIM Zones, and multi-modal logistics infrastructure; and

WHEREAS, a lack of coordination between separate development agencies can lead to inconsistent application of workforce standards, such as prevailing wage and minority-owned business (MBE/WBE) participation goals, thereby creating uncertainty in the marketplace; and

WHEREAS, the City of Kansas City's current affordable housing set aside policy and Payment in Lieu fee structure was calculated using the total cost of building a housing unit, rather than the subsidy necessary to make that unit affordable; and

WHEREAS, right-sizing the Payment in Lieu fee to align with the average Housing Trust Fund subsidy across development will ensure more consistent and effective PIL payments to support the production of affordable housing; and

WHEREAS, the alignment of the EDC and Port KC ensures that public incentives are used complementarily rather than competitively, preventing "agency shopping" by developers and ensuring the highest return on investment for Kansas City taxpayers; and

WHEREAS, consistent policy alignment regarding workforce protections, housing affordability requirements, and environmental sustainability allows the City to maintain a competitive edge against regional peers while upholding its commitment to social equity; and

WHEREAS, the unification of strategic goals—specifically in transit-oriented development and the revitalization of the Central Business Corridor—enables the City to streamline the public approval process, reducing bureaucratic delays for high-impact projects; and

WHEREAS, recent collaborative efforts, including the introduction of parallel legislation to standardize labor and apprenticeship requirements across both agencies, demonstrate that a unified front strengthens the City's negotiating position with private entities; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 3, Code of Ordinances, is hereby amended by repealing Section 3-622, Conditions, and enacting in lieu thereof a new section of like number and subject matter to read as follows:

**Sec. 3-622. Conditions.**

- (a) The following definitions shall apply to this section:
- (1) *Board* shall mean the fairness in construction board.
  - (2) *City* means the City of Kansas City, Missouri.
  - (3) *Director* means the director of the civil rights and equal opportunity department or such director's delegate.
  - (4) *Prevailing wage rate* shall mean the prevailing hourly rate of wages as set forth in RSMo §§ 290.210 to 290.340 and the annual wage order which is paid to a workman engaged in work of a similar character within the locality.
  - (5) *Wage theft* shall mean the withholding or denial of wages or employee benefits rightfully owed to a workman or employee.
  - (6) *Workman* means a person employed to perform labor for which a prevailing wage rate is applicable.

(b) Unless superseded by federal or state law, no less than the prevailing wage rate shall be paid to a workman performing work as part of the construction, reconstruction, improvement, enlargement, alteration, painting and decorating, or major repair on any of the following:

- (1) Projects in any of the following asset classes and for which the total estimated costs for construction equal or exceed \$3,000,000.00, as annually adjusted:
  - a. *Data Centers.* Those buildings or facilities primarily dedicated to housing IT infrastructure, including servers, data storage systems, and networking equipment, for the purpose of storing, processing, and disseminating data for applications, cloud computing, AI, and/ or daily business operations.
  - b. *Industrial and Manufacturing.* Those buildings or facilities in the nature of factories, plants, or warehouses primarily intended to be used for manufacturing, fabricating, repairing, processing, assembling, and/ or storing goods, commodities, and materials.
  - c. *Logistics.* Those buildings or facilities in the nature of warehouses, distribution centers, or fulfillment hubs that are designed to store, manage, and facilitate the distribution of goods from manufacturers to retailers or final consumers and which incorporate activities such as receiving, sorting, inventory control, packaging, and/or shipping.
  - d. *Office.* Those buildings or facilities designed to primarily house administrative, professional, and/or clerical worker and provide the necessary infrastructure for business operations.
- (2) Projects in any of the following asset classes and for which the total estimated costs for construction equal or exceed \$15,000,000.00, as annually adjusted:
  - a. *Hotels.* Those buildings or facilities providing lodging to transient guests on a short-term basis and having at least fifty (50) keys.
  - b. *Multifamily.* Those buildings or facilities housing more than one family within a single building or complex of interrelated buildings.
  - c. *Mixed Use.* Those buildings or facilities integrating multiple asset classes or elements within a defined geographical area.

(c) The foregoing dollar thresholds shall be adjusted annually, commencing in January 2027, by a percentage equal to the preceding 12-month change in the Consumer Price Index for All Urban Consumers (CPI-U), U.S. City Average (not seasonably adjusted), as published by the Bureau of Labor Statistics, or if the publication of such Consumer Price Index is discontinued, a comparable index similar in nature to the discontinued index which clearly reflects that diminution (or increase) in the real value of the purchasing power of the U.S. dollar reported for the calendar year in question.

(d) The director shall promulgate rules and regulations as are necessary to carry out the provisions of this section. All such rules and regulations shall be provided to the economic development agencies created by the city and authorized to approve tax abatement, exemption or redirection within ten days of their promulgation.

(e) Notwithstanding the foregoing provisions of this section, any economic development agency created by the City shall retain the discretion to waive the requirements of this section based on the following characteristics, regardless of estimated costs for construction:

(1) Hotel projects that:

- a. Are located in a severely distressed census tract that has continuously maintained such status for not less than ten years; or
- b. Involve the renovation or rehabilitation of a building that has been designated by a government entity as a local or national historic landmark, contributes to a historic district, or is the subject of a pending application with the National Park Service to be placed on the National Register of Historic Places.

(2) Multifamily projects that:

- a. are located in a severely distressed census tract that has continuously maintained such status for not less than ten years; or
- b. involve the renovation or rehabilitation of a building that has been designated by a government entity as a local or national historic landmark, contributes to a historic district, or is the subject of a pending application with the National Park Service to be placed on the National Register of Historic Places; or
- c. include an affordable housing set aside meeting the requirements of Section 74-11, Code of Ordinances, as the same is amended from time-to-time, or that contain a mixture of unit types and for which the rent and utilities will not collectively exceed 30% of the income of a household at or below eighty percent (80%) of the HUD MFI for all households within the Kansas City metropolitan area.

(3) Projects of any asset class that:

- a. are awarded an allocation of funds from the City of Kansas City, Missouri's Central City Economic Development Sales Tax.

(e) Any economic development agency created by the city may waive the requirements of this section on a case-by-case basis and enter into a development or financing agreement that

does not require compliance with this section regardless of asset class or estimated costs of construction. The developer, or the contractor acting on its behalf, shall bear the burden of requesting such a waiver and establishing, to the relevant economic development agency's satisfaction, the basis upon which such a waiver may be appropriate. Any such waiver shall be requested in writing, delivered to the economic development agency at least thirty (30) calendar days prior to the agency's adoption of a resolution authorizing the waiver. Such request shall include therein the rationale for the requested waiver. The economic development agency shall review the request, and the final determination shall be reserved solely for the agency. In the event the developer, or the contractor acting on its behalf, elects not to request a waiver within the time limits established herein, or timely requests a waiver which is subsequently denied by the economic development agency, then the prevailing wage requirements shall be applicable to the full extent required by this section. No subcontractors of any tier shall be permitted to request a waiver.

(f) Any contractor, subcontractor, developer or any other entity who performs work on a city contract, or receives tax incentive, abatement, redirection, contribution, grant, or other subsidy, from the city or an economic development agency created by the city, or contracts for the construction of a project or development on land owned by the city shall be subject to the following penalties if determined by the director to have not paid prevailing wage or otherwise engaged in wage theft:

- (1) Termination of contract; and
- (2) Loss of tax incentive, abatement, or redirection; and
- (3) Debarment from future work pursuant to section 3-321.

(g) Upon a finding of non-compliance with this section, the director has the discretion to impose any of the above penalties. Any entity subject to penalty may appeal the determination of the director to the board in conformance with the appeal process outlined in section 3-453.

(h) In addition to penalties imposed pursuant to RSMo § 290.340, any person who is found to have violated this section shall be guilty of an ordinance violation, punishable by a fine of not more than \$500.00, by imprisonment of not more than 180 days, or by such fine and imprisonment.

(i) This section shall apply only to projects that have not yet submitted an application for the abatement, redirection or exemption of taxes to the city or any economic development agency created by the city and shall not be construed in a manner as to apply to any tax abatement or transaction authorized by the city, any economic development agency created by the city, or any other public entity prior to May 14, 2021. Notwithstanding the foregoing, the requirements of this section shall be imposed on any project that has submitted to the city or any economic development agency created by the city an application for the abatement, redirection or exemption of taxes prior to its effective date but has not received final approval from the relevant authorizing body within three years of May 14, 2021.

Section 2. That Chapter 3, Code of Ordinances is hereby amended by repealing Section 3-437, Waiver of MBE/WBE goals, and enacting in lieu thereof a new section of like number and subject matter to read as follows:

**Sec. 3-437. Waiver of MBE/WBE goals.**

(a) When a request for waiver has been filed on a city contract, the director may grant a full or partial waiver of contract goals when the director has determined a bidder or proposer has not met the goals despite its good faith efforts, as defined in section 3-441. When a request for waiver been filed on an incentive agency contract, the director and incentive agency shall make a mutual determination as to whether the developer or its prime contractor has made good faith efforts, as defined in section 3-441 to meet the contract goals, and to the extent the director and incentive agency fail to mutually agree within 30 calendar days, the applicable board as determined by sections 3-449 and 3-451 shall determine whether good faith efforts were exerted and its determination shall be final, and upon such determination that the developer or its prime contractor has made good faith efforts with respect to such request for waiver, the request for waiver shall be deemed approved by the director. The process for such determination shall be as described in sections 3-450 and 3-453.

(b) Notwithstanding any other provision of this division, the city council or any economic development agency created by the city may waive the requirements of this article and award a city contract to a lowest and best bidder or a best proposer if the council or any economic development agency created by the city determines it is in the best interests of the city.

Section 3. That Chapter 74, Code of Ordinances, is hereby amended by repealing Section 74-11, Affordable housing set aside, and enacting in lieu thereof a new section of like number and subject matter to read as follows:

**Sec. 74-11. Affordable housing set aside.**

(a) The following definitions shall apply to this section:

*Affordability offset value* means the estimated financial gap between revenues from market-rate units and affordable units. This amount shall be calculated annually by the city manager's office, by adjusting the current estimated \$5,000.00, by an amount equal to any increase in the construction cost index for Kansas City published by the Engineering News Record.

*Affordable housing* means housing that a household having an income at or below 60 percent of the HUD MFI ("60% MFI") for all households within the Kansas City metropolitan area would be able to afford if they were to expend not more than 30 percent of such income for the mortgage or rent, including utilities

*City incentives* means economic incentives granted by the city or any economic development agency created by the city, including Port KC, in the nature of the capture and

redirection, abatement, or exemption of taxes or the issuance of bonds or grants by the city or other city-backed financing.

*Deeper levels of affordability* means housing priced such that households at lower incomes than 60% MFI within the Kansas City metropolitan area would be able to afford it if they were to expend not more than 30 percent of such income for the mortgage or rent, including utilities.

*Sources of income* means the lawful manner by which an individual supports themselves and their dependents, including tenant-based rental assistance.

(b) For all development projects primarily providing multi-family housing available for rent and including 12 or more residential units across all sites and phases of the development project that are seeking city incentives, at least 20 percent of the total residential units shall be affordable housing.

(c) A project developer may make a payment to the city in lieu of the affordable housing unit provision in an amount equal to the affordability offset value multiplied by the number of units needed to meet the requirements of subsection (b). Such payment shall be deposited into the city's housing trust fund. For the purposes of calculating this payment, in any case where the number of units required by subsection (b) results in a number that is not a whole number, the number of units required shall be rounded down to the nearest whole number.

(d) That for purposes of this ordinance, affordable housing shall comply with the following criteria:

- (1) That all units qualifying as affordable housing shall be on the principal development project site and shall not be off site from the project.
- (2) That affordable housing units shall be mixed with, and not clustered together or segregated in any way, from market-rate units.
- (3) That all units qualifying as affordable housing shall either be at least one-bedroom units in size or be equal to or share the same size as at least 25 percent of units to be constructed on the project site.
- (4) That if the project development contains a phasing plan, the phasing plan shall provide for the development of affordable housing units concurrently with the market-rate units. No phasing plan shall provide that the affordable housing units built are the last units in a housing development.
- (5) That the quality and cost of in-unit finishes, systems, appliances, and square footage of all units deemed as affordable housing shall be comparable with that of the remaining units on the project site.

- (6) That the exterior appearance of affordable housing units shall be made similar to market-rate units by the provision of exterior building materials and finishes substantially the same in type and quality.
  - (7) That the project developer must covenant with the city and successors in interest that the designated units remain affordable for a period of not less than the period of the incentive awarded.
  - (8) That the project developer must covenant with the city and successors in interest that the appropriate number of units be rented to individuals or families whose household incomes are at or below 60% MFI, in accordance with subsection (b).
  - (9) That the project developer must covenant with the City and successors in interest that the developer will not engage in any discriminatory housing practices as defined in section 38-105(d) of the city's Code of Ordinances, including discrimination based on lawful sources of income.
  - (10) That the project developer must covenant with the city and successors in interest that developer will use a procedure deemed acceptable by the city to determine income eligibility of residents qualifying for the affordable housing units and that the city or its designee shall have the right to audit any such income verification procedure records. Any required determinations of income eligibility shall occur at the time an initial lease with the resident is entered into.
- (e) The following shall be exempt from the requirements of this section:
- (1) Any project that has been awarded federal or state low income housing tax credits from the Missouri Housing Development Commission; and
  - (2) Any project that involves the renovation or rehabilitation of a building that has been designated by a government entity as a local or national historic landmark.

..end

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Approved as to form:

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Emalea Kohler  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260286

Submitted Department/Preparer: Law

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Amending Chapter 3, Code of Ordinances, by repealing Section 3-622, Prevailing wage application to incentive plans, and enacting in lieu thereof a new Section 3-622, for the purpose of enlarging the establishing applicable prevailing wage policies for certain types of categories of incentive projects, amending Chapter 3, Code of Ordinances by repealing Section 3-437, Waiver of MBE/WBE goals, for the purpose of greater alignment and efficiency among any economic development agency created by the city, and amending Chapter 74, Code of Ordinances, by repealing Section 74-11, Affordable housing set aside, and enacting in lieu thereof a new Section 74-11, for the purpose of right-sizing the Payment in Lieu fee to better reflect amount in subsidies provided per unit of affordable housing.

### Discussion

If adopted, the ordinance will enlarge the scope of prevailing wage policies applicable to development projects in the City; will align MBE/WBE goal determination between the City and its economic development agencies; and adjusts the payment in lieu fee for the housing set-aside to better reflect subsidy amounts in affordable housing projects.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
This ordinance has no direct fiscal impact.
3. How does the legislation affect the current fiscal year?  
This ordinance has no direct fiscal impact.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
This ordinance has no direct fiscal impact.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This ordinance has no direct fiscal impact.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

This ordinance has no direct fiscal impact.

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
  - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
  - Increase and support local workforce development and small and locally owned businesses.
  - Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
  - Implement an economic development and tourism strategy to attract major investment and visitors.
  -

**Prior Legislation**

Ordinance No. 180535 (amending Code Sec. 3-437); Ordinance No. 240276 (amending Code Sec. 3-622); Ordinance No. 220700 (establishing Code Sec. 74-11)

## Service Level Impacts

This legislation is not anticipated to have a direct impact on City service levels.

## Staff Recommendation

Law Department review; sponsored by Mayor Lucas

Select One:  Sponsored  
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

The Law Department is policy-neutral on all legislation and does not provide a recommendation on this ordinance

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Unknown
2. How have those groups been engaged and involved in the development of this ordinance?  
Unknown
3. How does this legislation contribute to a sustainable Kansas City?  
Increases scope of prevailing wage requirements on certain development projects
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

This ordinance does not seek to authorize an agreement for which CREO review is applicable.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

[Click or tap here to enter text.](#)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)