



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: [Click or tap here to enter TMP-#.](#)

Submitted Department/Preparer: City Manager's Office

Revised 6/10/24

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

### Executive Summary

Determining that the Shoal Creek Parkway Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

### Discussion

The Plan calls for the design and construction of public infrastructure that is essential to the preparation of the Redevelopment Area, including the construction of sections of Shoal Creek Parkway, NE 72<sup>nd</sup> Street, Maplewoods Parkway, NE 76<sup>th</sup> St, Soccer Drive, NE 76<sup>th</sup> Box Culvert, NE 96<sup>th</sup> St, N Flintlock Rd, N Brightson Ave, N Eastern Ave, Search Creek Parkway, NE 10<sup>th</sup> St, NE 104<sup>th</sup> St, NE 112<sup>th</sup> St, N Sherman, 108<sup>th</sup> St, NE Cookingham, Pleasant Valley Rd and Missouri Highway 152, Highway 152 and I-35 Interchange Improvements, I-35 and Highway 291 Interchange Improvements, the construction of a improvement within Hodge Park, certain public infrastructure improvements necessary and incidental in connection with the construction of a fire station within the Redevelopment Area, certain public infrastructure improvements necessary and incidental to the construction of Woodneath Library and the construction of trails within and adjacent to the Redevelopment Area.

| <b>Map Reference</b> | <b>Road Improvement Description</b>  | <b>Completion Date</b> |
|----------------------|--|------------------------|
| A1                   | Shoal Creek Parkway: Hodge Park south to Interstate 435  | Complete               |
| A2                   | Shoal Creek Parkway: Hodge Park north to NE 96th Street  | Complete               |
| A3                   | Shoal Creek Parkway: NE 96th Street west to Interstate 435   | Complete               |
| A4                   | Shoal Creek Parkway: Interstate 435 to Brighton  | Complete               |
| A5                   | Searcy Creek Parkway: I-435 W to Pleasant Valley   | Complete               |
| A6                   | Shoal Creek Parkway: NE 108th Street to Staley Road<br>Design of Searcy Creek and Shoal Creek Parkways<br>Shoal Creek Parkway Study: 100th to Brighton<br>Water Line | Complete               |
| B                    | NE 72nd Street: Gladstone city limits to N Brighton  | 2032                   |
| C1-C4                | Maple Woods Parkway: Indiana to Interstate 435   | 2032                   |
| D1                   | NE 76th: 650 linear feet west of N Flintlock to Interstate 435   | 2032                   |
| D2                   | Soccer Drive: Interstate 435 to Brighton   | Complete               |
| D3                   | Soccer Drive: N Brighton to Spruce Avenue  | 2032                   |
| D4                   | NE 76th box culvert  | 2032                   |
| D5                   | Sidewalks: Shoal Creek Parkway to N. Stark   | Complete               |
| E                    | NE 96th Street between Shoal Creek Parkway and N Flintlock Road  | Complete               |
| F1                   | N Flintlock: NE 96th Street to Missouri Route 152  | Complete               |
| F2                   | N Flintlock: Missouri Route 152 to NE 76th Street  | Complete               |
| F3                   | N Flintlock: 76th Street to the "Flintlock Flyover"  | Complete               |

|    |   |          |
|----|---|----------|
| F4 | N Flintlock: Traffic Signalization at NE 90 <sup>th</sup> Street, which may include a crosswalk in lieu of or in addition to the traffic signal | 2022     |
| G1 | N Brighton: Missouri Route 152 to NE 80 <sup>th</sup> Street  | Complete |
| G2 | N Brighton: 1941 linear feet south of NE 79 <sup>th</sup> Street to N Pleasant Valley   | 2024     |
| G3 | N Brighton: NE 80 <sup>th</sup> Street to 2700 linear feet south of NE 76 <sup>th</sup> Street  | Complete |
| G4 | N. Brighton Water Line  | 2032     |
| G5 | SKW Design & Construction Services  | 2032     |
| G6 | NE 58 <sup>th</sup> Street to Pleasant Valley Road  | 2023     |
| H1 | N Eastern Avenue: Intersection at Highway 291   | Complete |
| H2 | N Eastern: South of Kellybrook Elementary School approximately 2,000 linear feet  | Complete |
| H3 | N Eastern Avenue: 96 <sup>th</sup> Street to 106 <sup>th</sup> Street   | Complete |
| H4 | N Eastern: 108 <sup>th</sup> to Highway 291   | 2032     |
| I1 | NE 108 <sup>th</sup> : Smalley to Interstate 435  | Complete |
| I2 | NE 108 <sup>th</sup> : Interstate 435 to Staley Road  | Complete |
| J  | Interstate 35/Highway 291 Intersection  | 2032     |
| K1 | NE 104 <sup>th</sup> : Highway 291 to A Highway   | 2021     |
| K2 | NE 104 <sup>th</sup> Street: ½ mile east of Highway 291 to Liberty/Kansas City city limits  | 2021     |
| K3 | NE 104 <sup>th</sup> Street: Liberty/Kansas City city limits to A Highway (KCMO share)  | 2021     |
| K4 | NE 104 <sup>th</sup> Street: Signal at Highway 291  | 2021     |
|    | Shoal Creek Parkway Study: 100 <sup>th</sup> to Brighton Water Line   | 2021     |
| L  | Highway 152: Interstate 35 Interchange  | 2020     |
| L1 | Highway 152: Shoal Creek Parkway to Interstate 35   | 2022     |
| L2 | Highway 152: Traffic Control Study and Corridor Improvements between Shoal Creek Parkway and Interstate 35                                      | 2023     |
| M1 | Pleasant Valley Road: Intersection with Brighton  | 2023     |
| M2 | Pleasant Valley Road: Brighton to Searcy Creek  | 2032     |
| N  | Hodge Park Improvements   | 2021     |
| O  | Infrastructure improvements related to the construction of a fire station within the Redevelopment Area   | 2019     |

|   |  |      |
|---|--|------|
| P | Trail segment along Shoal Creek Parkway, between N. Brighton and Pleasant Valley Road  | 2024 |
| Q | N. Booth Avenue north of MO Highway 152 and MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue and continuing to a point 1,960 linear feet east of N. Booth Avenue   | 2021 |
| R | Public Detentions  | 2021 |
| S | Public Utilities – Storm Water Sewer, Sanitary Sewers and a Water Main along MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue and continuing to a point 1,960 linear feet east of N. Booth Avenue, and Dry Utilities | 2021 |
| T | Woodneath Library Improvements – Paving, Asphalt Trails, Walkways, Lighting, Bridge, Access Road, Utility Work, Design Work and Contingency  | 2022 |
| U | NE 108 <sup>th</sup> Street: Traffic signal at 108 <sup>th</sup> and NE Cookingham Drive   | 2021 |
| V | N. Sherman: Street lights between NE Cookingham Drive and NE 116 <sup>th</sup> Terrace   | 2022 |
| W | Maplewoods Parkway: Shoal Creek Parkway to NE 112 <sup>th</sup> Street, including the construction of a water line   | 2022 |
| X | Maplewoods Parkway: NE 112 <sup>th</sup> Street extending north to and including the intersection at NE Cookingham Drive   | 2026 |

## Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes    ☒ No
2. What is the funding source?  
Tax Increment Financing and Private Funds
3. How does the legislation affect the current fiscal year?  
NA
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 ordinance has no direct fiscal impact.

### Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
  - ☒ Ensure quality, lasting development of new growth.
  - ☒ Increase and support local workforce development and minority, women, and locally owned businesses.
  - ☒ Create a solutions-oriented culture to foster a more welcoming business environment.
  - ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
  - ☐

### Prior Legislation

|                     |               |             |             |        |          |
|---------------------|---------------|-------------|-------------|--------|----------|
| Shoal Creek Parkway | Plan Approval | Clay Co #04 | NKC/Liberty | 941443 | 11/10/94 |
| Shoal Creek Parkway | 1st Amendment |             |             | 971310 | 10/2/97  |
| Shoal Creek Parkway | 2nd Amendment |             |             | 021283 | 10/31/02 |

|                     |                  |        |          |
|---------------------|------------------|--------|----------|
|                     | 2nd              |        |          |
|                     | Amendment        |        |          |
| Shoal Creek Parkway | (revised legals) | 030545 | 5/8/03   |
| Shoal Creek Parkway | 3rd Amendment    | 040457 | 4/29/04  |
| Shoal Creek Parkway | 4th Amendment    | 041218 | 11/9/04  |
| Shoal Creek Parkway | 5th Amendment    | 060903 | 8/31/06  |
| Shoal Creek Parkway | 6th Amendment    | 061320 | 12/14/06 |
| Shoal Creek Parkway | 7th Amendment    | 080419 | 5/8/08   |
| Shoal Creek Parkway | 8th Amendment    | 081118 | 11/20/08 |
| Shoal Creek Parkway | 9th Amendment    | 090262 | 4/16/09  |
|                     | 10th             |        |          |
| Shoal Creek Parkway | Amendment        | 110073 | 3/10/11  |
|                     | 11th             |        |          |
| Shoal Creek Parkway | Amendment        | 130532 | 7/25/13  |
|                     | 12th             |        |          |
| Shoal Creek Parkway | Amendment        | 160592 | 8/25/16  |
|                     | 13th             |        |          |
| Shoal Creek Parkway | Amendment        | 170327 | 5/18/17  |
|                     | 14th             |        |          |
| Shoal Creek Parkway | Amendment        | 180583 | 8/23/18  |
|                     | 15th             |        |          |
| Shoal Creek Parkway | Amendment        | 190216 | 4/18/19  |
|                     | 16th             |        |          |
| Shoal Creek Parkway | Amendment        | 190894 | 11/14/19 |
|                     | 17th             |        |          |
| Shoal Creek Parkway | Amendment        | 200217 | 3/26/20  |
|                     | 18th             |        |          |
| Shoal Creek Parkway | Amendment        | 201016 | 12/10/20 |
|                     | 19th             |        |          |
| Shoal Creek Parkway | Amendment        | 210134 | 2/25/21  |
|                     | 20th             |        |          |
| Shoal Creek Parkway | Amendment        | 210500 | 6/17/21  |
|                     | 21st             |        |          |
| Shoal Creek Parkway | Amendment        | 210750 |          |
|                     | 22nd             |        |          |
| Shoal Creek Parkway | Amendment        | 220298 | 4/14/22  |
|                     | 23rd             |        |          |
| Shoal Creek Parkway | Amendment        | 220570 | 7/14/22  |
| Shoal Creek Parkway | Project A        | 941444 | 11/10/94 |
| Shoal Creek Parkway | Project B        | 941445 | 11/10/94 |
| Shoal Creek Parkway | Project C        | 941446 | 11/4/04  |
| Shoal Creek Parkway | Project D        | 941447 | 12/14/95 |
| Shoal Creek Parkway | Project E        | 941448 |          |
| Shoal Creek Parkway | Project F        | 941449 | 5/1/97   |
| Shoal Creek Parkway | Project G        | 941450 | 12/13/01 |
| Shoal Creek Parkway | Project H        | 941451 | 11/4/04  |
| Shoal Creek Parkway | Project I        | 941452 | 11/4/04  |
| Shoal Creek Parkway | Project J        | 941453 | 11/4/04  |

|                     |                                  |        |          |
|---------------------|----------------------------------|--------|----------|
| Shoal Creek Parkway | Project K                        | 941454 | 11/4/04  |
| Shoal Creek Parkway | Project L                        | 971311 | 10/2/97  |
| Shoal Creek Parkway | Project M                        | 971312 | 10/2/97  |
| Shoal Creek Parkway | Project N                        | 021284 | 10/31/02 |
| Shoal Creek Parkway | Project O                        | 021285 | 10/31/02 |
|                     | Project O<br>(Revised<br>legals) | 030546 | 5/8/03   |
| Shoal Creek Parkway | Project P                        | 081119 | 11/20/08 |
|                     | Project P<br>(Revised<br>legals) | 090833 | 10/1/09  |
| Shoal Creek Parkway | Project Q                        | 081120 | held     |
| Shoal Creek Parkway | Project R                        | 081121 | 11/20/08 |
|                     | Project R<br>(Revised<br>legals) | 090834 | 10/1/09  |
| Shoal Creek Parkway | Project S                        | 081122 | held     |
| Shoal Creek Parkway | Project T                        | 081123 | held     |
| Shoal Creek Parkway | Project U                        | 081124 | held     |
| Shoal Creek Parkway | Project V                        | 081125 | held     |
| Shoal Creek Parkway | Project W                        | 081126 | held     |
| Shoal Creek Parkway | Project X                        | 081127 | held     |
| Shoal Creek Parkway | Project Y                        | 081128 | held     |
| Shoal Creek Parkway | Project Z                        | 081129 | 12/20/12 |
| Shoal Creek Parkway | Project AA                       | 081130 | held     |
| Shoal Creek Parkway | Project BB                       | 081131 | held     |

## Service Level Impacts

N/A

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
N/A
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
Acknowledging the continued sustainability of the TIF Plan/Projects.

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

This is just a progress report of an already approved Plan  
[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 is just a progress report of an already approved Plan

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

No(Press tab after selecting)

This is just a progress report of an already approved Plan

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