City of Kansas City, Missouri
Docket Memo

Ordinance/Resolution #: TMP-6230
Submitted Department/Preparer: Please Select
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 Kansas City Convention Center Headquarters Hotel Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects.

Discussion

The Plan contemplated the construction of a convention center headquarters hotel, which contain an approximately 800 guest rooms, approx. 75,000 sq. ft. of meeting space, an approx. 4,500 sq. ft. winter garden/terrace, approx. 15,450 sq. ft. of retail, restaurant, bar and loundge areas and approx. 9,913 sq. ft. of recreational facilities and related on-site improvements; a parking structure accommodating approx. 450 spaces, along with all necessary infrastructure improvements.

Construction of the hotel was completed in the Spring of 2020.

Fiscal Impact

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

2. What is the funding source?
   Tax Increment Financing & Private Funds

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 ordinance 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?
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

Kansas City Convention Center Headquarters Hotel

	Plan Approval		150597	7/23/15
Kansas City Convention Center Headquarters Hotel	Projects 1 and 2	KC	150597	7/23/15
Kansas City Convention Center Headquarters Hotel	City bonds		180164	3/22/18

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)

   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)