



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240263

Submitted Department/Preparer: Finance

Revised 11/01/23

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

Executive Summary

Approving and designating Redevelopment Project 2 of the I-29 & I-435 Tax Increment Financing Plan as a Redevelopment Project; and adopting tax increment financing therefore.

Discussion

The I-29 & I-435 Tax Increment Financing Plan provides for the construction of a covered airport parking facility on approximately 30.5 acres with an accessory approximately 10,000 square-foot office building that shall include approximately 3,500 square feet of retail space, an approximately 12,000 square-foot convenience store gas station / drive through restaurant and related parking lot improvements, together with public infrastructure improvements, including street improvements, highway roundabout improvements, site demolition, water, stormwater, sanitary sewer, other utilities and related improvements.

By virtue of subsequent amendments to the Plan and separate Ordinances passed by the City Council approving the same, the Plan may include the construction of 230,000 square feet for commercial uses, which may include office, retail or hospitality space, together with two hotels of approximately 155,000 square feet and that may contain approximately 200 rooms and four restaurants with drive throughs / retail uses.

The proposed redevelopment area in which the Project Improvement and Public Improvements will be constructed is an area generally located south of interstate I-435, east of interstate I-29, north of NW Cookingham Drive, and west of Ambassador Drive, including adjacent right-of-way, but exclusive of the existing Ambassador Building and related site improvements, and totaling approximately 68 acres all in Kansas City, Platte County, Missouri

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?

TIF and appropriated funds to be reimbursed through TIF Revenues

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.

City will redirect TIF Revenues for 23 years. TIF Revenues paid by the City and other taxing jurisdictions will be used to reimburse the City's Contribution.

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

Private investment by developer, Redirection of County economic activity taxes and various taxing jurisdictions' property taxes through Tax Increment Financing.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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|---|------------------------------|--|
| 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)

N/A

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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.
 - ☐ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.

- ☒ Build on existing strengths while developing a comprehensive transportation plan for the future.
- ☐ Develop environmentally sustainable infrastructure 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

Ordinance No. 230404 directing the City Manager to identify funding for these Public Improvements.

Committee Substitute for Ordinance No. 230709 authorizing the Director of Public Works to execute a Cooperative Agreement with the Developer for the N.W Cookingham/Interstate I-29 Roundabout Project and appropriated \$700,000 for the initial costs for the roundabouts.

Service Level Impacts

Construction of two (2) roundabouts along Cookingham Drive, with the first to replace the intersections of Prairie View and Cookingham & I-29 Southbound offramps and Cookingham with a 5-leg roundabout, and with the second to replace the intersection of I-29 northbound offramps and Cookingham with a roundabout and include a 5th leg to provide access to the Ambassador Building development

Other Impacts

1. What will be the potential health impacts to any affected groups?
No adverse potential health impacts identified.
2. How have those groups been engaged and involved in the development of this ordinance?

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

Improving infrastructure to generate economic growth.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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:

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

No(Press tab after selecting)

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

No(Press tab after selecting)