

COMPARED VERSION
COMMITTEE SUBSTITUTE TO ORIGINAL ORDINANCE

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 250163

Authorizing the Director of Public Works to execute a five year lease agreement with Aladdin Propco, LLC for 80 spaces in Auditorium Plaza Garage.

WHEREAS, the City owns the property, and the parking facility thereon presently undergoing renovation, located at 1220 Wyandotte St, Kansas City, MO 64105, generally known as the Auditorium Parking Garage at Barney Allis Plaza; and

WHEREAS, Aladdin Propco, LLC is the owner of the property generally known as the former Aladdin Hotel, located at 1215 Wyandotte Street, Kansas City, Missouri 64105 (“Aladdin”), and is in the process of renovating the Aladdin into a multi-family development to contain approximately one hundred and twenty residential units (the “Aladdin Development”); and

WHEREAS, the Aladdin closed down in March of 2020 in response to the Coronavirus Pandemic and never reopened, resulting in the building becoming a vacant and derelict property in the downtown core of Kansas City; and

WHEREAS, the Aladdin was placed on the National Historic Registry in 1983, and a tunnel was constructed connecting the Aladdin to the Barney Allis Plaza Parking Garage, which is currently undergoing renovation with an expected completion of approximately May 1, 2026; and

WHEREAS, there is insufficient on-street parking in the area surrounding the Aladdin Development for its future residents (“Residents”), and requiring such Residents to utilize such parking will strain the already limited on-street parking for visitors and the community; and

WHEREAS, to sustain financing for the development and rehabilitation of the project, the developer has requested to lease spaces at the Auditorium garage to be accessed through an existing tunnel from the building; and

WHEREAS, the developer will commit to contribute \$150,000.00 toward the Housing Trust Fund over the period of 3 years and provide at least 10% of units at 60% AMI; and

WHEREAS, this project supports the economic development and vitality of a key downtown corridor while providing affordable housing and rehabilitating a historic, vacant property; and

WHEREAS, the City desires to enter into a Lease Agreement with Aladdin Propco, LLC to support the Aladdin Development; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Public Works is authorized to execute a five year lease agreement, attached hereto in substantial form, with Aladdin Propco, LLC for the purpose of the use of 80 parking spaces in Auditorium Plaza Garage—, ensuring that Aladdin residents have reliable access to spaces including handicap spaces, as needed.

Approved as to form:

Dustin E. Johnson
Assistant City Attorney