



## 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, December 9, 2025

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

#### BEGINNING OF CONSENT(S)

**City Manager's Office**

**251011** Sponsor: City Manager's Office

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

**Attachments:** [Brush Creek Corridor TIF Plan - Five-Year Progress Report Presentation](#)  
[Brush Creek Corridor TIF - Progress Report - Docket Memo](#)

**City Manager's Office**

**251012** Sponsor: City Manager's Office

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

**Attachments:** [Hotel Phillips TIF - Progress Report - Docket Memo](#)  
[Hotel Phillips TIF Plan - Five-Year Progress Report Presentation](#)

**City Manager's Office**

**251013** Sponsor: City Manager's Office

Determining that the Gateway 2000 Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

**Attachments:** [Gateway 2000 TIF - Progress Report - Docket Memo](#)  
[Gateway 2000 TIF Plan - Five-Year Progress Report Presentation](#)

**City Manager's Office**

**251014** Sponsor: City Manager's Office

Determining that the Revised Commerce Tower Village Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

**Attachments:** [Revised Commerce Tower Village TIF - Progress Report - Docket Memo](#)  
[Commerce Tower Village TIF Plan - Five-Year Progress Report Presentation](#)

**City Manager's Office**

**251015** Sponsor: City Manager's Office

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 therein.

**Attachments:** [Kansas City Convention Center Headquarters Hotel - Progress Report - Docket Memo](#)  
[Kansas City Convention Center Headquarters Hotel TIF Plan - Five-Year Progress Report Presentation](#)

**City Manager's Office**

**251016** Sponsor: City Manager's Office

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

**Attachments:** [Pioneer Plaza TIF - Progress Report - Docket Memo](#)  
[Pioneer Plaza TIF Plan - Five-Year Progress Report Presentation](#)

**FIRST READINGS**

**Director of City Planning & Development**

**250984** Sponsor: Director of City Planning and Development Department

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the designation of Redevelopment Project Area E ("Project Area E"), Redevelopment Project Area F ("Project Area F"), Redevelopment Project Area L ("Project Area L"), Redevelopment Project Area M ("Project Area M") of the Southtown Corridor /31st and Baltimore Tax Increment Financing Plan; acknowledging that the twenty-three-year statutory period for the capture of tax increment allocation financing within Redevelopment Project Area J has expired; declaring as surplus those funds within the special allocation fund(s) established in connection with each of Redevelopment Project Areas E, F, J, L, and M; dissolving the special allocation fund(s) established in connection with such Redevelopment Project Areas; and directing the City Clerk to send copies of this ordinance to Jackson County.

**Attachments:** [Southtown TIF Plan - Term RPAs E F L M - Docket Memo](#)

**Director of City Planning & Development**

**250985** Sponsor: Director of City Planning and Development Department

Approving the Thirteenth Amendment to the Southtown Corridor/31st & Baltimore Tax Increment Financing Plan; and directing the City Clerk to send copies of this ordinance to Jackson County.

**Attachments:** [Southtown-31st & Baltimore TIF Plan - 13th Amendment - TIFC Approved](#)  
[Southtown TIF Plan - 13th Amendment - Docket Memo](#)

**Lucas**

**250993** Sponsor: Mayor Quinton Lucas

Cancelling the City Council standing committee meetings and business and legislative sessions of the weeks of January 19, 2026, February 16, 2026, March 16, 2026, April 27, 2026, May 25, 2026, June 1, 2026, June 29, 2026, July 6, 2026, August 10, 2026, August 17, 2026, August 24, 2026, September 7, 2026, September 14, 2026, October 12, 2026, November 16, 2026, November 23, 2026, December 21, 2026, and December 28, 2026.

**Attachments:** [Docket Memo Ord 250993](#)

**Rea**

**250996** Sponsor: Councilmember Crispin Rea

RESOLUTION - Expressing the Council's intent to advocate for legislation that would authorize the City to enact an ordinance to provide for the lawful seizure, impounding, and disposition of all-terrain vehicles or off-road vehicles unlawfully operating on the highways, streets, or rights-of-way within the City.

**Attachments:** [Docket Memo 250996 AJB 12.1.25](#)

**Rea**

**250999** Sponsor: Councilmember Crispin Rea

Amending Chapter 3, Code of Ordinances, by repealing Section 3-31 Contract award, and enacting in lieu thereof a new section of like number and subject matter.

**Attachments:** [Docket Memo 250999](#)



**O'Neill and Rogers**

**251001** Sponsor(s): Councilmembers Kevin O'Neill and Wes Rogers

Authorizing the City Manager to enter into Amendment No. 1 to the 2025-2026 Transit Services Agreement with the Kansas City Area Transportation Authority in the amount of \$5,100,000.00; appropriating that amount from the Unappropriated Funds Balance of the \_\_\_\_\_ Fund; and recognizing this ordinance as having an accelerated effective date.

**Attachments:** [DOCKET MEMO 251001](#)

**City Manager's Office**

**251008** Sponsor: Director of City Planning and Development Department

Approving the Fourteenth Amendment to the Briarcliff West Tax Increment Financing Plan.

**Attachments:** [TIF Briarcliff West - Fouteenth Amendment to Briarcliff West TIF Plan](#)  
[Briarcliff West TIF - 14th Amendment - Docket Memo](#)

**City Manager's Office**

**251010** Sponsor: City Manager's Office

Approving the Second Amendment to the Prospect North Tax Increment Financing Plan; and authorizing the City Manager to enter into a Reimbursement Agreement between City of Kansas City and the TIF Commission

**Attachments:** [Prospect North 2nd Amendment - Docket Memo](#)  
[Prospect North TIF - Reimbursement Agreement](#)

**Lucas and City Manager's Office**

**251026** Sponsor: Mayor Quinton Lucas and City Manager

Amending Chapter 2, Code of Ordinances, "Administration," by repealing and replacing Section 2-89 for the purpose of clarifying authority over employees in the administrative service and reauthorizing and amending the City Manager's authority to enter into severance agreements with unclassified employees.

**Attachments:** [Docket Memo Severance 251026com](#)

**Lucas**

**251027** Sponsor: Mayor Quinton Lucas

Providing for submission to the qualified voters of the City for their approval at an election called for April 7, 2026, the question of authorizing the issuance of waterworks revenue bonds of the City in the principal amount of \$750,000,000.00 for the purpose of rehabilitating, improving and extending the waterworks system of the City, including acquiring necessary land and rights of way, in order to provide for its continuing operation and to maintain compliance with federal, state and judicial requirements; directing the City Clerk to notify the responsible election authorities of this election; declaring the City's intention to set rates; declaring the City's intention to reimburse itself from revenue bond proceeds for bond related expenditures; recognizing this ordinance to have an accelerated effective; and establishing an effective date for the voter authorization.

**Attachments:**    [Docket Memo for Water Bond Authorization Ordinance  
12-09-2025](#)  
                              [Water Revenue Bond Authorization Ordinance Presentation  
12-04-2025](#)

**Lucas, Willett, Duncan and Curls**

**251028** Sponsor: Mayor Quinton Lucas and Councilmembers Nathan Willett and Johnathan Duncan, and Darrell Curls

Amending Chapter 50, Code of Ordinances, by enacting a new section 50-206 and 50-207 for the purpose of prohibiting the sale of certain psychoactive substances and dangerous chemical inhalants within the City.

**Attachments:** [Paloma Lehfeltdt, BBHW Lettter to Kansas City Mayor Lucas](#)  
[Docket Memo 251028 AJB 12.8.25](#)  
[Joseph Anthony Harrington ~ Public Testimony](#)  
[BarkerT15 Public Testimony](#)  
[Chance Beaver Place my email ON RECORD for ordinance](#)  
[#251028](#)  
[A Concerned Kansas City Resident public Testimony](#)  
[Leonard Ford Public testimony](#)  
[Misty Brown public testimony](#)  
[Jesse Hernandez Public testimony](#)  
[Brian Lawrie Please do not include plain leaf natural kratom in](#)  
[Ordinance #251028](#)  
[Public Testimony - Eric H. 12.8.2025](#)  
[Public Testimony - Jesse Hernandez 12.8.2025](#)  
[Jennifer Mercier~ Scientific Opposition to Kratom Ban Public](#)  
[Testimony](#)  
[Dan Gibbs Public Testimony Include natural kratom](#)  
[\(mitragynine-containing products\) within Ordinance 251028](#)  
[Docket Memo 251028 AJB 12.8.25](#)  
[kirk Hullinger Ordinance 251028 Public Testimony](#)  
[Public Testimony - Leonard Ford 12.9.2025](#)  
[Mark LaTour Please Omit Natural Kratom Leaf from Ordinance](#)  
[#251028](#)  
[Scott Lohr Public Testimonial](#)  
[Bunny Baker Ordinance #251028](#)

**Lucas**

**251029** Sponsor: Mayor Quinton Lucas

Calling for submission to the voters of Kansas City, at an election to be held on the general municipal election day of April 7, 2026, a question of whether to continue Kansas City's current one-percent earnings tax for five years; directing the City Clerk to provide notice of the election; and recognizing an accelerated effective date.

**Attachments:** [Docket Memo Ord. 251029](#)

**Director of Finance**

**251030** Sponsor: Director of Finance Department

Authorizing the Manager of Procurement Services to execute \$25,405,195.00 ten-year contract (EV3002) with Iron Brick Associates, LLC to provide the Workday SaaS enterprise resource planning (ERP) system; authorizing the Manager of Procurement Services to amend the contract and execute up to two five-year optional contract renewal terms subject to appropriation of funds; and designating requisitioning authority.

**Attachments:** [Docket Memo - Workday Authorization.docx](#)

**Director of Parks & Recreation and Patterson Hazley**

**251033** Sponsor: Director of Parks and Recreation Department

Waiving the limitations established by the Fund Balance and Reserve Policy in Section 2-1954 of the Code of Ordinances; appropriating \$2,031,975.00 from the Unappropriated Fund Balance of the Parks and Recreation Fund for maintenance projects at Gregg/Klice Community Center pool, Penguin Park, and the Parks and Recreation Administration building; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

\*\*\*\*\* THIS ORDINANCE WILL BE HELD UNTIL DECEMBER 16 2025\*\*\*\*\*

**Attachments:** [Parks Fund Ordinance Docket Memo](#)  
[Parks Fund Ordinance Admin Approp](#)

**Lucas**

**[251036](#)** Sponsor: Mayor Quinton Lucas

RESOLUTION - Establishing the City of Kansas City's major priorities and positions on matters of regional importance to the Kansas City metropolitan area and for the 2025 session of the Kansas State Legislature.

**Attachments:** [Docket Memo 251036](#)

**Lucas**

**[251037](#)** Sponsor: Mayor Quinton Lucas

RESOLUTION - Establishing the City of Kansas City's legislative priorities and positions on matters that may come before the remainder of the 119th United States Congress in 2026.

**Attachments:** [No Docket Memo 251037](#)  
[Docket Memo 251037](#)

**Lucas**

**[251038](#)** Sponsor: Mayor Quinton Lucas

RESOLUTION - Establishing the City of Kansas City's major legislative priorities and positions on matters for the 2026 session of the Missouri General Assembly.

**Attachments:** [No Docket Memo 251038](#)  
[Docket Memo 251038](#)

**Rea**

**[251042](#)** Sponsor: Councilmember Crispin Rea

Approving the recommendations of the Tax Increment Financing Commission of Kansas City, Missouri as to the 800 Grand Tax Increment Financing Plan and approving the 800 Grand Tax Increment Financing Plan; approving the City's contribution of Additional EATs generated in the Plan Area; and authorizing the City Manager to enter into a Tax Contribution and Disbursement Agreement with the Kansas City TIF Commission and 800 Grand KCMO LLC.

**Attachments:** [Docket Memo 251042](#)  
[800 Grand TIF Plan - Docket Memo 251042](#)

**Rea**

**251043** Sponsor: Councilmember Crispin Rea

Approving and designating Redevelopment Project Area 1 of to the 800 Grand Tax Increment Financing Plan; and adopting tax increment financing therefore.

**Attachments:** [800 Grand TIF Plan - RPA 1 - Docket Memo 251043](#)  
[Docket Memo 251043](#)

**Bough**

**251044** Sponsor: Councilmember Andrea Bough

Accepting a \$1,254,374.00 Bloomberg American Sustainable Cities Grant (the "Grant") to proactively build low-carbon, resilient, and economically thriving communities; authorizing a contract with John Hopkins University to implement the Grant; appropriating and estimating revenue in the amount of \$1,254,374.00; designating requisitioning authority; and authorizing the City Manager to amend and extend the contract.

**Attachments:** [No Dockert memo 251044](#)  
[Docket Memo 251044](#)  
[Approp sheet 251044](#)

HELD IN COMMITTEE

**Lucas**

**250553** Sponsor: Mayor Quinton Lucas

RESOLUTION - Expressing the need for and desire to implement a software grant management system.

**Attachments:** [No Docket Memo 7.29.2025](#)

## 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



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**File #: 251011**

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ORDINANCE NO. 251011

Sponsor: City Manager's Office

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

WHEREAS, the Brush Creek Corridor Tax Increment Financing Plan (the "Plan") was approved by the City Council on March 11, 1999, by Ordinance No. 990251; and

WHEREAS, Section 99.865.3 RSMo., provides that five years after the establishment of a redevelopment plan and every five years thereafter, the Council shall hold a public hearing regarding those redevelopment plans and projects created pursuant to Sections 99.800 to 99.865, RSMo., to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects; and

WHEREAS, after proper notice, the Council has held such public hearing and received information on the progress of the Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Council hereby determines that the Brush Creek Corridor Tax Increment Financing plan is making satisfactory progress under the proposed time schedule contained within the approved plan for completion of the projects therein.

..end

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Approved as to form:

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Emalea Kohler  
Associate City Attorney



# Brush Creek TIF Plan

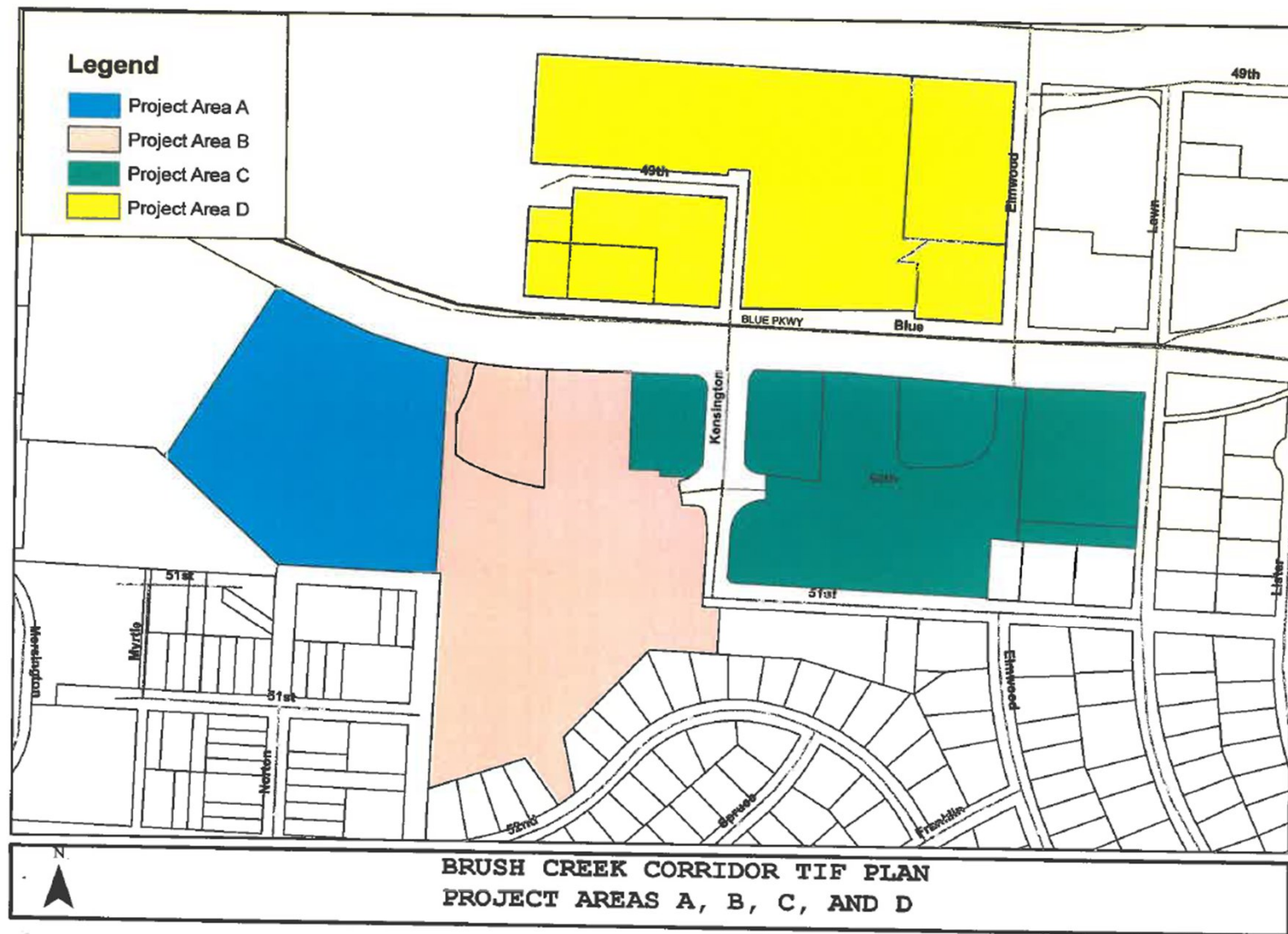
## Five-Year Progress Report

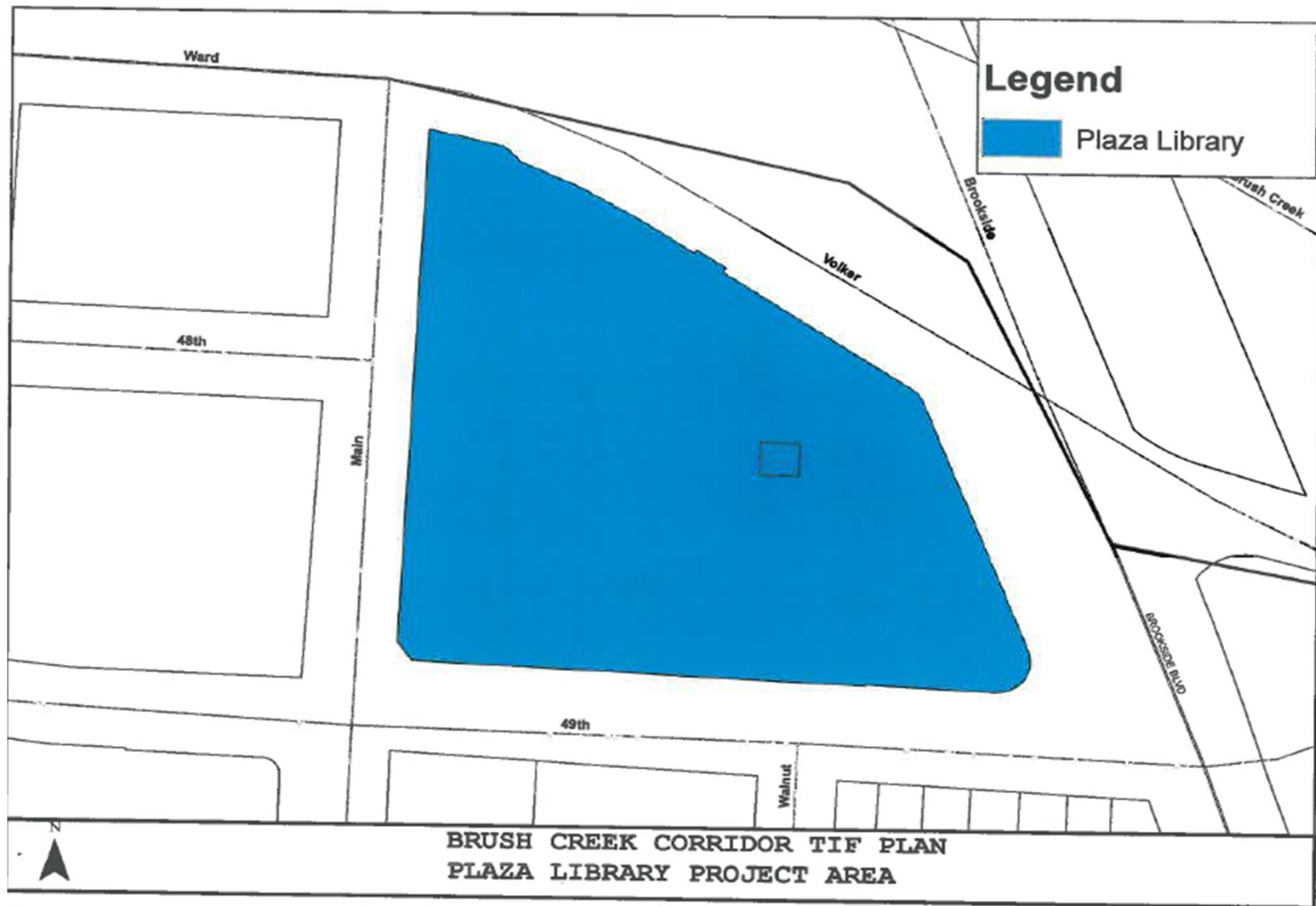
December 2025

# Brush Creek Corridor TIF Plan

- Approved March 11, 1999, amended nine times
- The original Plan contemplated the redevelopment of the current uses so as to eliminate the current blighting conditions and create a mixed-use development in such area including approx. 114,000 sq. ft. of retail space, approx. 210,000 sq. ft. of office space, approx. 14,000 sq. ft. of restaurant space, and 18,000 sq. ft. for Post Office use together with the necessary utilities and street improvements.
- The Redevelopment Area contains approx. 45 acres and is generally located in the area bounded by 49<sup>th</sup> Street on the north, 51<sup>st</sup> Street on the south, Mersington Avenue on the west, and Elmwood Avenue on the east in Kansas City, Jackson County, Missouri.
- The Plaza East part of the Brush Creek Corridor TIF Plan was terminated with the Eighth Amendment to the Plan.
- TIF Financing: Pay-As-You-Go and Bonds
- The Plan will expire in 2029

	Date Approved	Ordinance No	Status
Project A	August 22, 2002	990252	Completed in April 2012
Project B	July 15, 2004	990253	Completed in April 2006
Project C	July 15, 2004	990254	Completed in April 2006
Project D	March 11, 1999	990255	Completed in December 1999





**Are the redevelopment projects making satisfactory progress under the proposed time schedule contained within the approved plan for completion of such projects?**

**All of the projects for which a redevelopment agreement has been executed have been completed in accordance with the approved time schedule.**



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 251011

Submitted Department/Preparer: Mayor/Council'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 Brush Creek TIF Plan is making satisfactory progress under the proposed time schedule for completion of the projects.

### Discussion

**The original Plan contemplated the redevelopment of the current uses so as to eliminate the current blighting conditions and create a mixed-use development in such area including approx. 114,000 sq. ft. of retail space, approx. 210,000 sq. ft. of office space, approx. 14,000 sq. ft. of restaurant space, and 18,000 sq. ft. for Post Office use together with the necessary utilities and street improvements.**

	Date Approved	Ordinance No	Status
Project A	August 22, 2002	990252	Completed in April 2012
Project B	July 15, 2004	990253	Completed in April 2006
Project C	July 15, 2004	990254	Completed in April 2006
Project D	March 11, 1999	990255	Completed in December 1999

### 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

Brush Creek Corridor	Plan Approval	JaCo #40	KC		
	1st Amendment			990251	3/11/99
Brush Creek Corridor	(Plaza Library)			000606	6/8/00
	2nd Amendment				
Brush Creek Corridor	(Plaza East)			001378	10/19/00
	3rd Amendment				
Brush Creek Corridor	(Plaza Library)			031298	12/4/03
	4th Amendment				
Brush Creek Corridor	(Blue Pkwy Town Center)			040101	3/4/04
	5th Amendment				
Brush Creek Corridor	(Plaza Library)			040483	5/6/04
	6th Amendment				
Brush Creek Corridor	(Swope)			051325	11/17/05
Brush Creek Corridor	7th Amendment			060610	6/8/06
	8th Amendment				
	(Terminated Plaza East Project)				
Brush Creek Corridor				120732	8/30/12
Brush Creek Corridor	9th Amendment			201010	12/10/20
	Project A - Blue Parkway				
Brush Creek Corridor				990252	8/22/02
	Project A - revised legals				
Brush Creek Corridor				050391	4/14/05
	Project B - Blue Parkway Town Center				
Brush Creek Corridor				990253	7/15/04
	Project B - revised legals				
Brush Creek Corridor				050392	4/14/05
	Project C - Blue Parkway Town Center				
Brush Creek Corridor				990254	7/15/04

Brush Creek Corridor  
N/A

Project D - Blue  
Parkway H&R  
Block bldg

990255

3/11/99

## Service Level Impacts

None identified

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
None identified with update
2. How have those groups been engaged and involved in the development of this ordinance?  
None
3. How does this legislation contribute to a sustainable Kansas City?  
None identified
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)



Legislation Text

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**File #: 251012**

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ORDINANCE NO. 251012

Sponsor: City Manager's Office

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

WHEREAS, the Hotel Phillips Tax Increment Financing Plan (the "Plan") was approved by the City Council on April 6, 2000, by Ordinance No. 000382; and

WHEREAS, Section 99.865.3 RSMo., provides that five years after the establishment of a redevelopment plan and every five years thereafter, the Council shall hold a public hearing regarding those redevelopment plans and projects created pursuant to Sections 99.800 to 99.865, RSMo., to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects; and

WHEREAS, after proper notice, the Council has held such public hearing and received information on the progress of the Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Council hereby determines that the Hotel Phillips Tax Increment Financing plan is making satisfactory progress under the proposed time schedule contained within the approved plan for completion of the projects therein.

..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 #: 251012

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 Hotel Phillips Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects.

### Discussion

The original Plan proposed to restore, renovate and improve the historic Hotel Phillips in downtown Kansas City, Missouri. The buildings are comprised of a steak house restaurant on the lower level of the 20-story main building housing the hotel and 213 guestt rooms.

The First Amendment to the Plan provided for the construction of a 100 plus, multi-story parking garage; the construction of commercial space within the garage; and altered the financing and employment information of the Plan.

	Date Approved	Ordinance No	Status
Project A	November 2000	000382	Completed in 2002
Project B	December 14, 2006	051014	Completed in 2002
Project C	December 14, 2006	051015	Completed in 2006

### 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

Hotel Phillips	Plan Approval	JaCo #44	KC	000382	4/6/00
Hotel Phillips	1st Amendment			051013	9/8/05
Hotel Phillips	Project A			000383	11/2/00
Hotel Phillips	Project B			051014	12/14/06
Hotel Phillips	Project C			051015	12/14/06
N/A					

## 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)



# Hotel Phillips TIF Plan

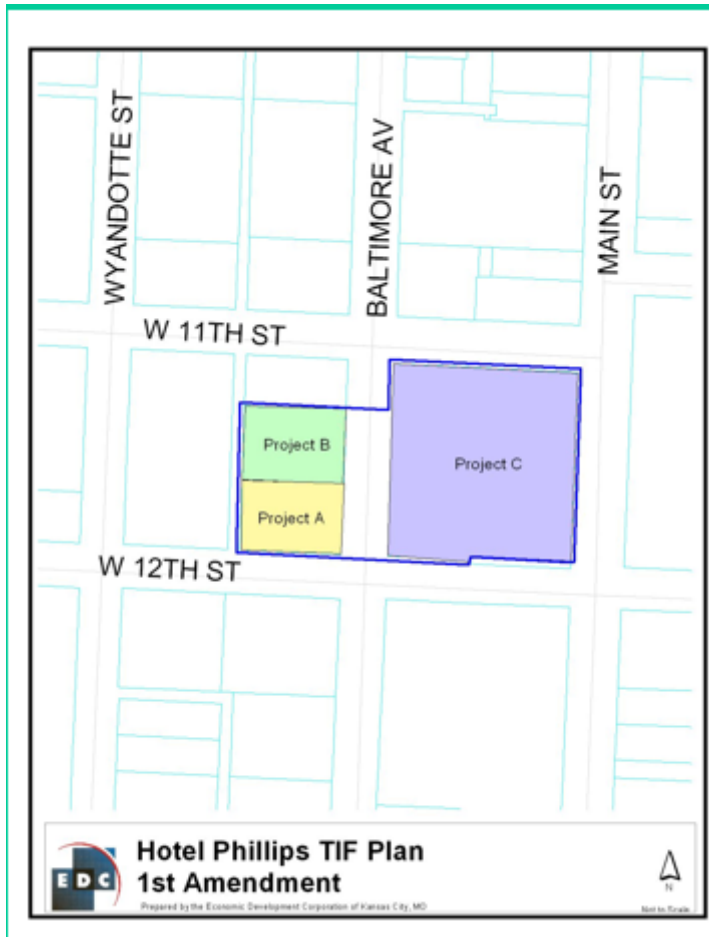
## Five-Year Progress Report

December 2025

# Hotel Phillips TIF Plan

- Approved April 6, 2000, amended one time.
- The original Plan proposed to restore, renovate and improve the historic Hotel Phillips in downtown Kansas City, Missouri. The buildings are comprised of a steak house restaurant on the lower level of the 20-story main building housing the hotel and 213 guest rooms.
- The First Amendment to the Plan provided for the construction of a 100 plus, multi-story parking garage; the construction of commercial space within the garage; and altered the financing and employment information of the Plan.
- TIF Financing: Pay-As-You-Go
- The Plan will expire in December 2029

	Date Approved	Ordinance No	Status
Project A	November 2000	000382	Completed in 2002
Project B	December 14, 2006	051014	Completed in 2002
Project C	December 14, 2006	051015	Completed in 2006





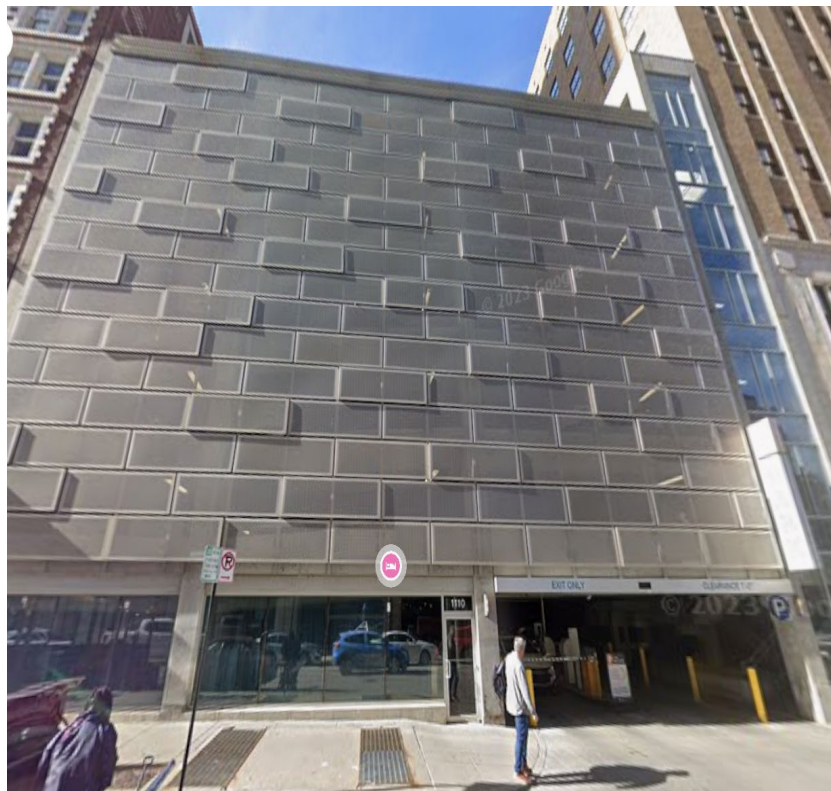
Project A – Hotel  
Phillips  
109 W 12<sup>th</sup> St



## Lightwell Building (formerly City Center Square)



Project C - 1100 Main



Project B - 1110 Baltimore

**Are the redevelopment projects making satisfactory progress under the proposed time schedule contained within the approved plan for completion of such projects?**

**All of the projects for which a redevelopment agreement has been executed have been completed in accordance with the approved time schedule.**





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**File #: 251013**

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ORDINANCE NO. 251013

Sponsor: City Manager's Office

Determining that the Gateway 2000 Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

WHEREAS, the Gateway 2000 Tax Increment Financing Plan (the "Plan") was approved by the City Council on October 12, 1995, by Committee Substitute for Ordinance No. 951362; and

WHEREAS, Section 99.865.3 RSMo., provides that five years after the establishment of a redevelopment plan and every five years thereafter, the Council shall hold a public hearing regarding those redevelopment plans and projects created pursuant to Sections 99.800 to 99.865, RSMo., to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects; and

WHEREAS, after proper notice, the Council has held such public hearing and received information on the progress of the Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Council hereby determines that the Gateway 2000 Tax Increment Financing plan is making satisfactory progress under the proposed time schedule contained within the approved plan for completion of the projects therein.

..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 #: 251013

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 Gateway 2000 Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects.

### Discussion

**The original Plan Provided for the rehabilitation and conversion of the 150,000 sq. ft. former A. Reich and Sons Food Distribution facility building into office space and the construction of new 2-story 60,000 – 75,000 sq. ft. office building and 1,077 parking spaces (Phase I) the construction of a 2 to 4-story office building of 100,000 to 200,000 sq. ft. with associated parking spaces (Phase II); and the construction of a 2 to 7-story office building of 100,000 to 200,000 sq. ft. with an associated parking construction, together with all necessary utilities and street improvements.**

Projects	Date Approved	Ordinance No.	Status
Project 1	12/12/1996	951363	Completed in 1997
Project 2	9/29/2005	951364	Completed in 2007
Project 3			Project was never activated

## 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.  
Click or tap here to enter text.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Click or tap here to enter text.

### 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

Gateway 2000	Plan Approval	JaCo #21	KC	951362	10/12/95
Gateway 2000	Project 1			951363	12/12/96
Gateway 2000	Project 2			951364	9/29/05
Gateway 2000	Project 3			951365	Released

## Service Level Impacts

N/A

## Other Impacts

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

# Gateway 2000 TIF Plan

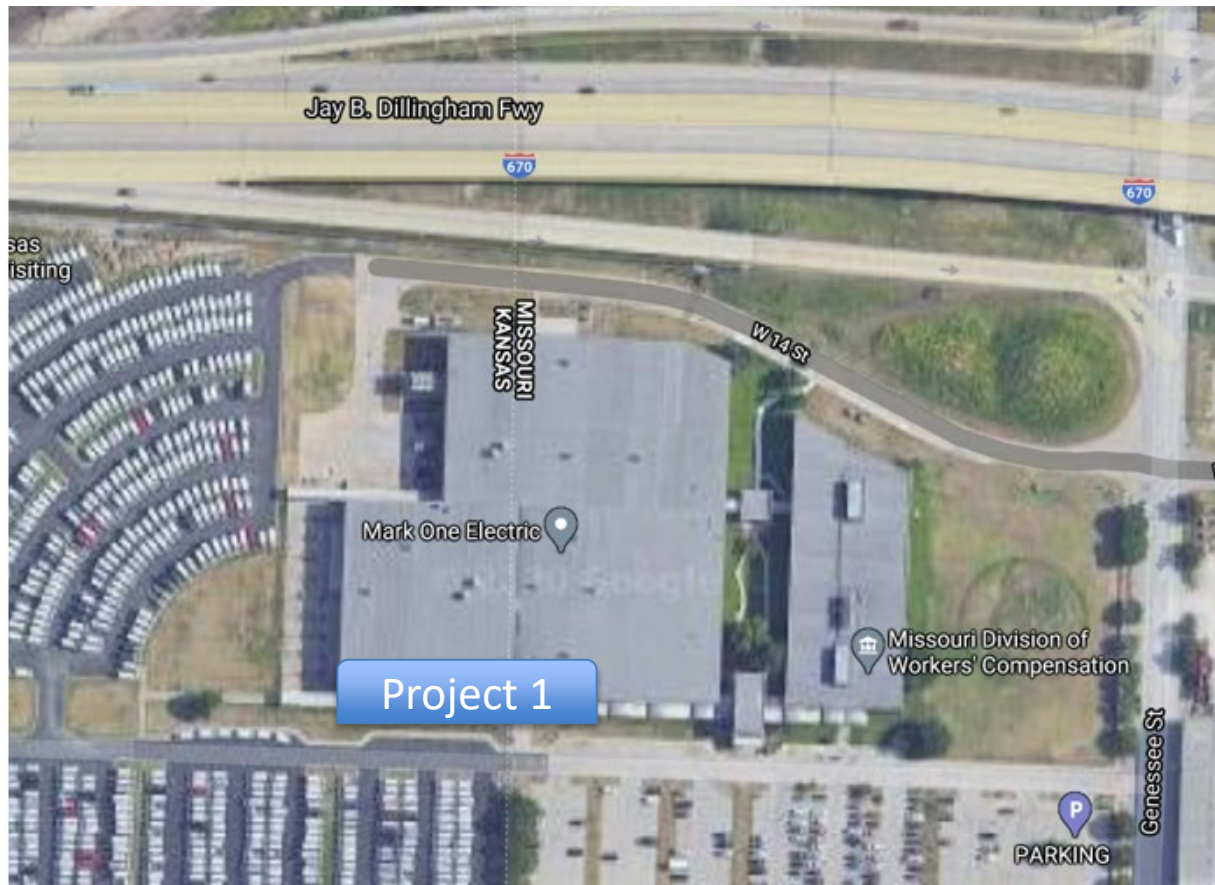
## Five-Year Progress Report

December 2025

# Hotel Phillips TIF Plan

- Approved October 12, 1995 amended two times.
- The original Plan Provided for the rehabilitation and conversion of the 150,000 sq. ft. former A. Reich and Sons Food Distribution facility building into office space and the construction of new 2-story 60,000 – 75,000 sq. ft. office building and 1,077 parking spaces (Phase I) the construction of a 2 to 4-story office building of 100,000 to 200,000 sq. ft. with associated parking spaces (Phase II); and the construction of a 2 to 7-story office building of 100,000 to 200,000 sq. ft. with an associated parking construction, together with all necessary utilities and street improvements.
- TIF Financing: Pay-As-You-Go
- The Plan will expire in December 2029

Projects	Date Approved	Ordinance No.	Status
Project 1	12/12/1996	951363	Completed in 1997
Project 2	9/29/2005	951364	Completed in 2007
Project 3			Project was never activated



1410 & 1414 Genessee



**Are the redevelopment projects making satisfactory progress under the proposed time schedule contained within the approved plan for completion of such projects?**

**All of the projects for which a redevelopment agreement has been executed have been completed in accordance with the approved time schedule.**



Legislation Text

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**File #: 251014**

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ORDINANCE NO. 251014

Sponsor: City Manager's Office

Determining that the Revised Commerce Tower Village Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

WHEREAS, the Revised Commerce Tower Village Tax Increment Financing Plan (the "Plan") was approved by the City Council on June 4, 2015, by Ordinance No. 150403; and

WHEREAS, Section 99.865.3 RSMo., provides that five years after the establishment of a redevelopment plan and every five years thereafter, the Council shall hold a public hearing regarding those redevelopment plans and projects created pursuant to Sections 99.800 to 99.865, RSMo., to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects; and

WHEREAS, after proper notice, the Council has held such public hearing and received information on the progress of the Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Council hereby determines that the Revised Commerce Tower Village Tax Increment Financing plan is making satisfactory progress under the proposed time schedule contained within the approved plan for completion of the projects therein.

..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 #: 251014

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 Commerce Tower Village Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects.

### Discussion

**The will include the historic rehabilitation of the 31 story Commerce Tower building located at 911 main Street, and the adjacent parking garage located at 921 Main Street, and such development shall include approximately 90,000 sq. ft. of commercial/retail uses, including an early childhood learning center in the basement, a private elementary school and a graduate school on floors 3-6, approx. 342 market-rate apartments on floors 7-30, an indoor dog park and an outdoor greenspace, along with all necessary infrastructure improvements.**

Project	Approved	Ordinance No.	Status
Project 1	5/9/2016	150412	Complete
Project 2	5/18/2017	150413	Complete

## 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

### Commerce Tower Village

	Plan Approval	JaCo	KC	150403	6/4/15
Commerce Tower Village	Project 1			150412	5/9/16
Commerce Tower Village	Project 2			150413	5/18/17

## 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)

# Commerce Tower Village TIF Plan Five-Year Progress Report

December 2025

# Commerce Tower Village TIF Plan

- Approved June 04, 2015, Ordinance No. 150403
- The will include the historic rehabilitation of the 31 story Commerce Tower building located at 911 main Street, and the adjacent parking garage located at 921 Main Street, and such development shall include approximately 90,000 sq. ft. of commercial/retail uses, including an early childhood learning center in the basement, a private elementary school and a graduate school on floors 3-6, approx. 342 market-rate apartments on floors 7-30, an indoor dog park and an outdoor greenspace, along with all necessary infrastructure improvements.
- TIF Financing: Pay-As-You-Go
- Project Completion was in 2016
- The Plan will expire in December 2038



Project	Approved	Ordinance No.	Status
Project 1	5/9/2016	150412	Complete
Project 2	5/18/2017	150413	Complete



911 Main







**Are the redevelopment projects making satisfactory progress under the proposed time schedule contained within the approved plan for completion of such projects?**

**All of the projects for which a redevelopment agreement has been executed have been completed in accordance with the approved time schedule.**



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**File #: 251015**

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### ORDINANCE NO. 251015

Sponsor: City Manager's Office

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 therein.

WHEREAS, the Kansas City Convention Center Headquarters Hotel Tax Increment Financing Plan (the "Plan") was approved by the City Council on July 23, 2015, by Committee Substitute for Ordinance No. 150597; and

WHEREAS, Section 99.865.3 RSMo., provides that five years after the establishment of a redevelopment plan and every five years thereafter, the Council shall hold a public hearing regarding those redevelopment plans and projects created pursuant to Sections 99.800 to 99.865, RSMo., to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects; and

WHEREAS, after proper notice, the Council has held such public hearing and received information on the progress of the Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Council hereby determines that the Kansas City Convention Center Headquarters Hotel Tax Increment Financing plan is making satisfactory progress under the proposed time schedule contained within the approved plan for completion of the projects therein.

..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 #: 251015

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 lounge 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)

# Kansas City Convention Center Headquarters TIF Plan

## Five-Year Progress Report

December 2025



ECONOMIC DEVELOPMENT CORPORATION

# Kansas City Convention Center Headquarters Hotel TIF Plan

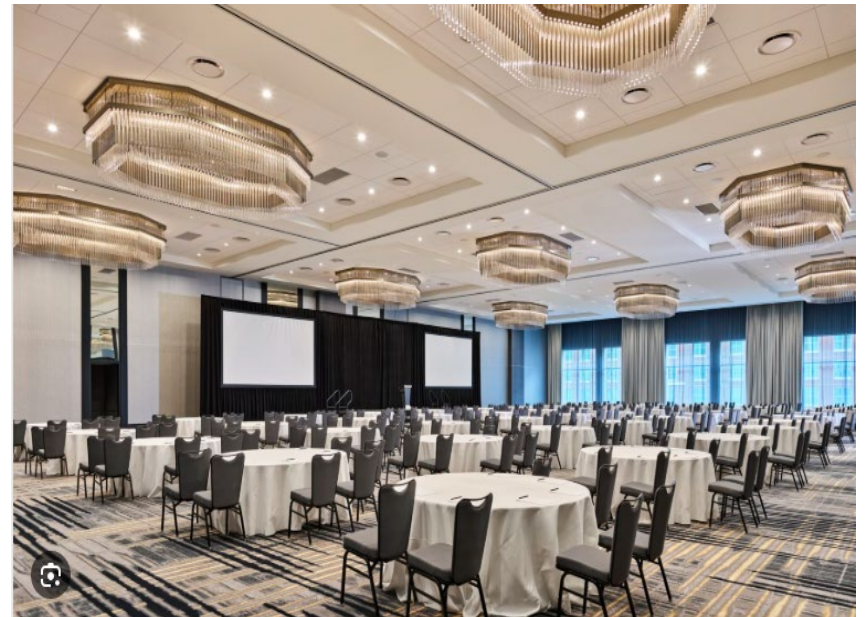
- Approved July 23, 2015, Ordinance No. 150597.
- The Plan contemplated the construction of a convention center headquarters hotel, which contain an approximately 800 guest rooms, approx. 75,000 sq. ft. of meeting space, an approx. 4,500 sq. ft. winter garden/terrace, approx. 15,450 sq. ft. of retail, restaurant, bar and lounge 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.
- TIF Financing: Pay-As-You-Go
- Project Completion was in Spring 2020
- The Plan will expire in December 2038



1515 Wyandotte St







**Are the redevelopment projects making satisfactory progress under the proposed time schedule contained within the approved plan for completion of such projects?**

**All of the projects for which a redevelopment agreement has been executed have been completed in accordance with the approved time schedule.**





## Legislation Text

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**File #: 251016**

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### ORDINANCE NO. 251016

Sponsor: City Manager's Office

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

WHEREAS, the Pioneer Plaza Tax Increment Financing Plan (the "Plan") was approved by the City Council on August 27, 2020, by Committee Substitute for Ordinance No. 200638; and

WHEREAS, Section 99.865.3 RSMo., provides that five years after the establishment of a redevelopment plan and every five years thereafter, the Council shall hold a public hearing regarding those redevelopment plans and projects created pursuant to Sections 99.800 to 99.865, RSMo., to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects; and

WHEREAS, after proper notice, the Council has held such public hearing and received information on the progress of the Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Council hereby determines that the Pioneer Plaza Tax Increment Financing plan is making satisfactory progress under the proposed time schedule contained within the approved plan for completion of the projects therein.

..end

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Approved as to form:

---

Emalea Kohler  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 251016

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 Pioneer Plaza Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects.

### Discussion

**The Plan provides for the acquisition and demolition of an existing vacant retail building and the construction of an approx. 48,500 sq. ft. full-service grocery store, including a pharmacy, development of a fast food pad site, and other necessary site improvements, including the construction of a new surface parking lot that will include new lighting, signage and repair of any concrete or asphalt. The Plan further provides for the construction or reconstruction of such other public infrastructure improvements, which consist of signage, signaling, sidewalks and curbs and such other related public infrastructure improvements.**

### 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?

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. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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

<b>Pioneer Plaza</b>	Plan Approval	200638	8/27/20
Pioneer Plaza	Project 1	200658	8/12/21
Pioneer Plaza	Project 2	200659	

## 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)

# Pioneer Plaza TIF Plan

## Five-Year Progress Report

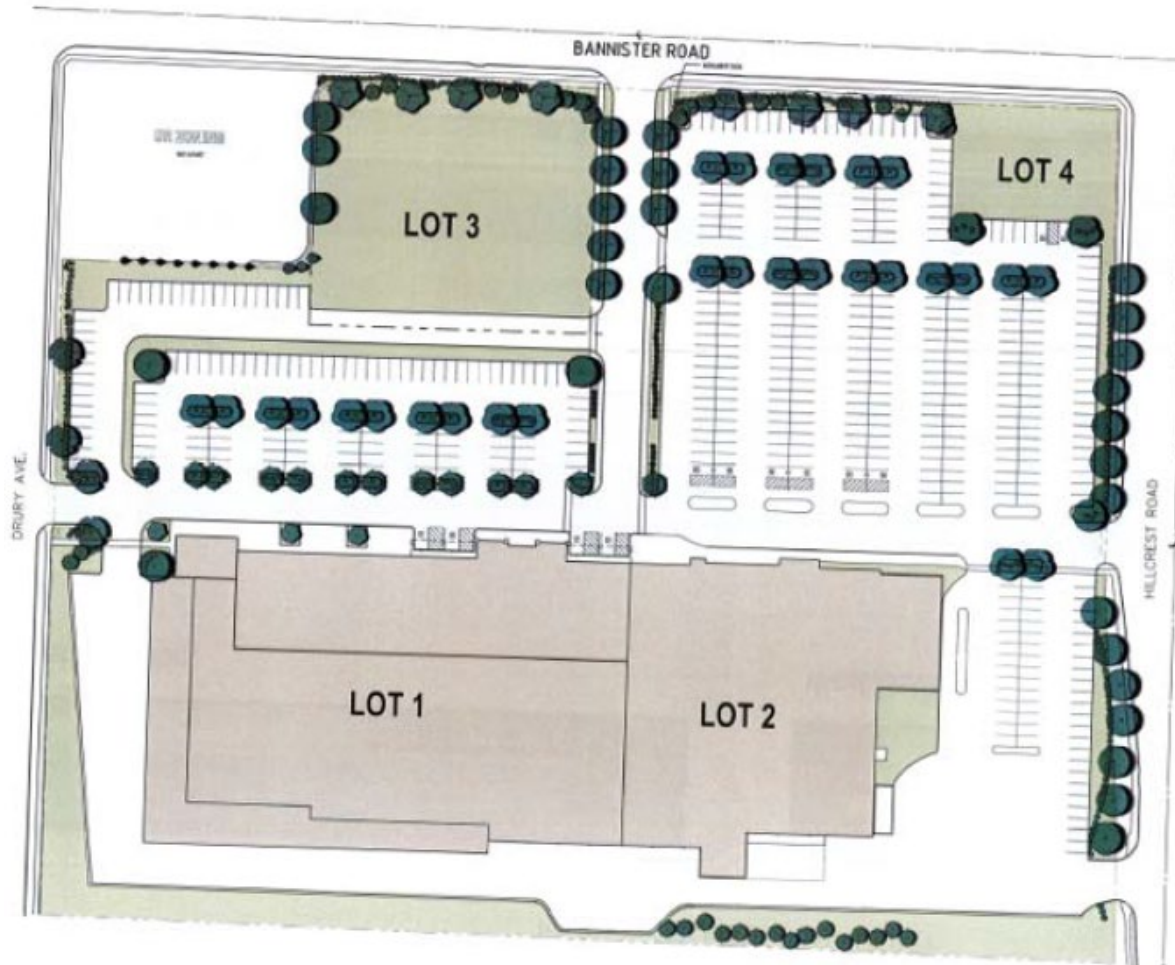
December 2025

# Pioneer Plaza TIF Plan

- **Approved August 27, 2020.**
- **The Plan provides for the acquisition and demolition of an existing vacant retail building and the construction of an approx. 48,500 sq. ft. full-service grocery store, including a pharmacy, development of a fast food pad site, and other necessary site improvements, including the construction of a new surface parking lot that will include new lighting, signage and repair of any concrete or asphalt. The Plan further provides for the construction or reconstruction of such other public infrastructure improvements, which consist of signage, signaling, sidewalks and curbs and such other related public infrastructure improvements.**
- **TIF Financing: Pay-As-You-Go**
- **The Plan will expire in December 2043**

Projects	Approval Date	Ordinance No	Status
Project 1	8/27/2020	200658	July 2021
Project 2			Not activated





# PIONEER PLAZA SITE PLAN



5615 E Bannister  
Road, LLC

Gastinger Walker &

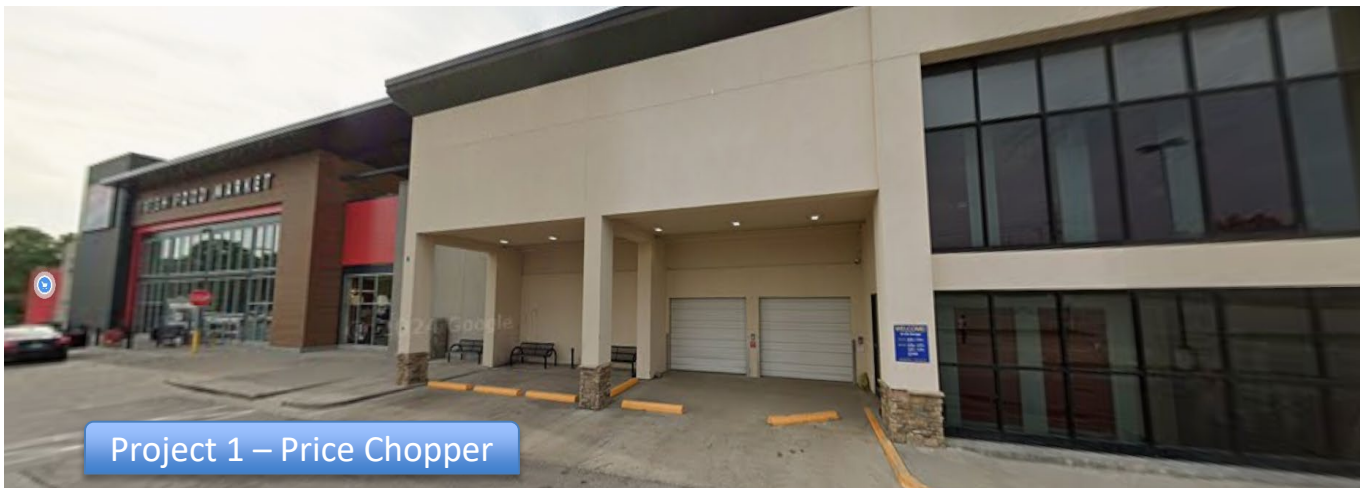


0 20' 40' 80'

2.27.2020



Former Kmart Shopping Center  
Part of 5601 Bannister Rd and 5619 Bannister Rd  
Kansas City, MO 64137



**Are the redevelopment projects making satisfactory progress under the proposed time schedule contained within the approved plan for completion of such projects?**

**The Developer is in discussion with TIF to update the completion date of Project 2.**



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**File #: 250984**

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### ORDINANCE NO. 250984

Sponsor: Director of City Planning and Development Department

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the designation of Redevelopment Project Area E (“Project Area E”), Redevelopment Project Area F (“Project Area F”), Redevelopment Project Area L (“Project Area L”), Redevelopment Project Area M (“Project Area M”) of the Southtown Corridor /31st and Baltimore Tax Increment Financing Plan; acknowledging that the twenty-three-year statutory period for the capture of tax increment allocation financing within Redevelopment Project Area J has expired; declaring as surplus those funds within the special allocation fund(s) established in connection with each of Redevelopment Project Areas E, F, J, L, and M; dissolving the special allocation fund(s) established in connection with such Redevelopment Project Areas; and directing the City Clerk to send copies of this ordinance to Jackson County.

WHEREAS, 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, Committee Substitute for Ordinance No. 140823, as amended on, June 18, 2015 and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”); and

WHEREAS, on May 19, 1994, the City Council passed Ordinance No. 940564, which accepted the recommendations of the Commission and approved the Southtown Corridor/31<sup>st</sup> & Baltimore Tax Increment Financing Plan (the “Redevelopment Plan”) and designated the Redevelopment Area described therein to be a Conservation Area (the “Redevelopment Area”); and

WHEREAS, the Redevelopment Plan has been amended by Committee Substitute for Ordinance No. 030259 on May 27, 2003, by Ordinance No. 060470 on May 4, 2006, by Committee Substitute for Ordinance No. 070140 on February 8, 2007, by Committee Substitute for Ordinance No. 070659 on July 12, 2007, by Committee Substitute for Ordinance No. 080642 on August 7, 2008, by Ordinance No. 080930 on September 25, 2008, by Committee Substitute for Ordinance No. 100204 on April 1, 2010, by Ordinance No. 110227 on March 31, 2011, by

Ordinance No. 140185, as amended, on April 17, 2014, and by Ordinance No. 210649 on August 19, 2021; and

WHEREAS, the Redevelopment Plan, as amended, contemplates the designation of multiple redevelopment project areas, including Project Area E as designated by Committee Substitute for Ordinance No. 940569, Project Area F as designated by Committee Substitute for Ordinance No. 940570, Project Area J as designated by Ordinance No. 940574, Project Area L as designated by Committee Substitute for Ordinance No. 940576, and Project Area M as designated by Committee Substitute for Ordinance No. 940577 (collectively, the “Redevelopment Project Areas”); and

WHEREAS, the twenty-three-year statutory period for the capture of tax increment allocation financing within Redevelopment Project Area J has expired; and

WHEREAS, the Commission has been duly constituted and its members appointed pursuant to Section 99.820.2 of the Act; and, after all proper notice was given, the Commission met in public hearing and after receiving the comments of all interested persons and taxing districts with respect to the termination of the designation of each of the Redevelopment Project Areas, closed said public hearing on May 14, 2025, and adopted its Resolution No. 5-3-25 (the “Resolution”) recommending to the City Council the termination of the designation of Project Area E as designated by Committee Substitute for Ordinance No. 940569, Project Area F as designated by Committee Substitute for Ordinance No. 940570, Project Area L as designated by Committee Substitute for Ordinance No. 940576, and Project Area M as designated by Committee Substitute for Ordinance No. 940577, which, in each instance, shall require that all funds on deposit in the Special Allocation Fund(s) established in connection with Project Area E, Project Area F, Project Area L, and Project Area M be declared surplus and distributed to the affected taxing districts, in accordance with the Act; and NOW, THEREFORE,

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

Section 1. That the recommendations of the Commission concerning the termination of the designation of each of Project Area E described by the Southtown Corridor/31<sup>st</sup> & Baltimore Tax Increment Financing Plan and by Committee Substitute for Ordinance No. 940569, Project Area F described by the Southtown Corridor/31<sup>st</sup> & Baltimore Tax Increment Financing Plan and by Committee Substitute for Ordinance No. 940570, Project Area L described by the Southtown Corridor/31<sup>st</sup> & Baltimore Tax Increment Financing Plan and by Committee Substitute for Ordinance No. 940576, and Project Area M described by the Southtown Corridor/31<sup>st</sup> & Baltimore Tax Increment Financing Plan and by Committee Substitute for Ordinance No. 940577, as set forth in Resolution No. 5-3-25 are hereby accepted, and the designation of each such Redevelopment Project Area is hereby terminated.

Section 2. That the Council hereby acknowledges the expiration of the twenty-three-year statutory period for the capture of tax increment allocation financing within Redevelopment Project Area J described by the Southtown Corridor/31<sup>st</sup> & Baltimore Tax Increment Financing Plan and Ordinance No. 940574 and the designation of such Redevelopment Project Area is hereby terminated.

Section 3. That all funds within any Special Allocation Fund(s) established in connection with each such Redevelopment Project Area are hereby declared as surplus and shall be distributed in accordance with the Act and the provisions of this ordinance.

Section 4. That following the distribution of the surplus funds, the Special Allocation Fund(s) for Project Area E, Project Area F, Project Area L, and Project Area M of the Southtown Corridor/31st & Baltimore Tax Increment Financing Plan shall be dissolved.

Section 5. That the City Clerk is hereby directed to send copies of this ordinance to Jackson County.

..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 #: 250984

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

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the designation of Redevelopment Project Area E ("Project Area E"), Redevelopment Project Area F ("Project Area F"), Redevelopment Project Area L ("Project Area L"), Redevelopment Project Area M ("Project Area M") of the Southtown Corridor /31st and Baltimore Tax Increment Financing Plan; acknowledging that the twenty-three-year statutory period for the capture of tax increment allocation financing within Redevelopment Project Area J has expired; declaring as surplus those funds within the special allocation fund(s) established in connection with each of Redevelopment Project Areas E, F, J, L, and M; dissolving the special allocation fund(s) established in connection with such Redevelopment Project Areas; and directing the City Clerk to send copies of this ordinance to Jackson County.

### Discussion

This ordinance terminated RPAs E, F, L, and M of the Southtown TIF Plan, which is outlined in the 13<sup>th</sup> amendment of the Plan.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
TIF revenue
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. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

### Additional Discussion (if needed)

Not applicable this legislation has no 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



May 4, 2006, the City Council passed Ordinance No. 940564, which accepted the recommendations of the Commission and approved the Southtown Corridor/31st & Baltimore Tax Increment Financing Plan. Redevelopment Plan was amended by Ordinance No. 030259 on May 27, 2003, by Ordinance No. 060470 on May 4, 2006, by Ordinance No. 070140 on February 8, 2007, by Ordinance No. 070659 on September 20, 2007, by Ordinance No. 080642 on August 7, 2008, by Ordinance No. 080930 on September 25, 2008, by Ordinance No. 100209 on April 11, 2010, by Ordinance No. 110227 on March 31, 2011, by Ordinance No. 140185 on April 17, 2014 and by Ordinance No. 210649 on August 19, 2021

## Service Level Impacts

No service level impacts identified.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No 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?  
Increases housing stock
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

0

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)



## Legislation Text

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**File #: 250985**

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### ORDINANCE NO. 250985

Sponsor: Director of City Planning and Development Department

Approving the Thirteenth Amendment to the Southtown Corridor/31st & Baltimore Tax Increment Financing Plan; and directing the City Clerk to send copies of this ordinance to Jackson County.

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

WHEREAS, on May 19, 1994, the City Council passed Ordinance No. 940564, which accepted the recommendations of the Commission and approved the Southtown Corridor/31st & Baltimore Tax Increment Financing Plan (the “Redevelopment Plan”) and designated the Redevelopment Area described therein to be a Conservation Area (the “Redevelopment Area”); and

WHEREAS, the Redevelopment Plan has been amended ten times by Committee Substitute for Ordinance No. 030259 on May 27, 2003, by Ordinance No. 060470 on May 4, 2006, by Committee substitute for Ordinance No. 070140 on February 8, 2007, by Committee Substitute for Ordinance No. 070659 on July 12, 2007, by Committee Substitute for Ordinance No. 080642 on August 7, 2008, by Ordinance No. 080930 on September 25, 2008, by Committee Substitute for Ordinance No. 100204 on April 1, 2010, by Ordinance No. 110227 on March 31, 2011, by Ordinance No. 140185, as amended, on April 17, 2014, and by Ordinance No. 210649 on August 19, 2021; and

WHEREAS, a Thirteenth Amendment to the Redevelopment Plan (“Thirteenth Amendment”) was proposed to the Commission constituted pursuant to Section 99.820.2 and the Commission having been duly constituted and its members appointed, after proper notice was given, met in a public hearing on September 10, 2025, and after receiving the comments of all interested persons and taxing districts, closed the public hearing, approved the Thirteenth

Amendment to the Redevelopment Plan and recommended that the City Council do the same; and

WHEREAS, the Thirteenth Amendment (i) removes all references to Redevelopment Projects A-1, K, L, and N, (ii) modifies the description of the project and public improvements described by the Plan, (iii) modifies the Budget of Redevelopment Project Costs, (iv) modifies the Sources of Funds, (v) modifies the Estimated Payments in Lieu of Taxes and Economic Activity Taxes estimated to be generated within the Redevelopment Area, and (vi) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing; NOW THEREFORE,

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

Section 1. The Thirteenth Amendment, as attached hereto, is hereby approved and adopted as valid.

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 City Council hereby finds that good cause has been shown for the Thirteenth Amendment of the Plan and that the findings of the Council in Ordinance Nos. 940564, 030259, 060470, 070140, 070659, 070946, 080642, 080930, 100204, 110227, 140185, 210649, except as expressly modified by the Thirteenth Amendment, are not affected by the Thirteenth Amendment and apply equally to the Thirteenth Amendment

Section 4. That the Council hereby finds that:

- a. The Redevelopment Area as a whole is a conservation area, as defined in Section 99.805 of the Act, 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 Redevelopment Plan.
- b. The Redevelopment Plan, as amended by the Thirteenth Amendment, conforms to the comprehensive plan for the development of the City as a whole, The KC Spirit Playbook.
- c. The areas selected for Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project Improvements.
- d. The estimated dates of completion of the Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Plan, as amended by the Thirteenth Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project within the Redevelopment Area.

- e. The Redevelopment Plan, as amended by the Thirteenth Amendment, includes a plan for relocation assistance for businesses and residences.
- f. A cost-benefit analysis showing the impact of the Plan, as amended by the Thirteenth Amendment, on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act.
- g. The Redevelopment Plan, as amended by the Thirteenth Amendment, does not include the initial development or redevelopment of any gambling establishment.
- h. A study has been completed and the findings of such study satisfy the requirements provided under Section 99.810, RSMo.

Section 5. That the Commission is authorized to issue obligations in one or more series of bonds secured by the Southtown Corridor/31st & Baltimore Tax Financing Plan Account of the Special Allocation Fund to finance Redevelopment Project Costs identified by the Plan, as amended by the Thirteenth Amendment, 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 take all such further actions as are reasonably necessary to achieve the objectives of the Plan, as amended by the Thirteenth Amendment. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 to 99.865 of the Act, 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, the City Council approves the pledge of all payments in lieu of taxes and economic activity taxes generated within Redevelopment Projects 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 authorizes the Commission to pledge such funds on its behalf.

Section 7. That the City Clerk is hereby directed to send copies of this ordinance to Jackson County, Missouri.

..end

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Approved as to form:

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Emalea Kohler  
Associate City Attorney

**THIRTEENTH AMENDMENT  
TO THE  
SOUTHTOWN CORRIDOR/31<sup>ST</sup> & BALTIMORE  
TAX INCREMENT FINANCING PLAN**

**TIF COMMISSION APPROVAL:**

5/14/2025

5-6-25

**DATE:**

**RESOLUTION No.**

**CITY COUNCIL APPROVAL:**

**Date:**

**Ordinance No.**

{25272 / 49048; 923970. }  
602428320.1  
USA.617018794.4/WOF

## I. Introduction

This Thirteenth Amendment (the “Thirteenth Amendment”) to the Southtown Corridor/31<sup>st</sup> & Baltimore Tax Increment Financing Plan (the “Southtown TIF Plan”) shall amend the Southtown TIF Plan as approved by Ordinance No. 940564 on May 19, 1994, the First Amendment to the Southtown TIF Plan, as approved by Ordinance No. 030259 on May 27, 2003 (the “First Amendment”), the Second Amendment to the Southtown TIF Plan, as approved by Ordinance No. 060470 on May 4, 2006 (the “Second Amendment”), the Third Amendment to the Southtown TIF Plan, as approved by Ordinance No. 070140 on February 8, 2007 (the “Third Amendment”), the Fourth Amendment to the Southtown TIF Plan, as approved by Ordinance No. 070659 on September 20, 2007 (the “Fourth Amendment”), the Fifth Amendment to the Southtown TIF Plan, as approved by Ordinance No. 080642 on August 7, 2008 (the “Fifth Amendment”), the Seventh Amendment to the Southtown TIF Plan, as approved by Ordinance No. 080930 on September 25, 2008 (the “Seventh Amendment”), the Eighth Amendment to the Southtown TIF Plan, as approved by Ordinance No. 100209 on April 11, 2010 (the “Eighth Amendment”), the Ninth Amendment to the Southtown TIF Plan, as approved by Ordinance No. 110227 on March 31, 2011 (the Ninth Amendment”), the Eleventh Amendment to the Southtown TIF Plan, as approved by Ordinance No. 140185 on April 17, 2014 (the “Eleventh Amendment”) and the Twelfth Amendment to the Southtown TIF Plan, as approved by Ordinance No. 210649 as approved on August 19, 2021 (the “Twelfth Amendment” and together with the Eleventh Amendment, the Ninth Amendment, the Eighth Amendment, the Seventh Amendment, the Fifth Amendment, the Fourth Amendment, the Third Amendment, the Second Amendment, the First Amendment and the Southtown TIF Plan, collectively, shall be referred to herein as the “Plan”).

This Thirteenth Amendment (i) removes all references to Redevelopment Projects A-1, K, L, and N (ii) modifies the description of the project and public improvements described by the Plan (iii) modifies the Budget of Redevelopment Project Costs, (iv) modifies the Sources of Funds, (v) modifies the Estimated Payments in Lieu of Taxes and Economic Activity Taxes estimated to be generated within the Redevelopment Area and (vi) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing.

## II. SPECIFIC AMENDMENTS

In accordance with this Twelfth Amendment, the Plan shall be amended as follows:

1. **Amendment No. 1.** The first paragraph of Section I.B of the Plan, entitled Redevelopment Area and Redevelopment Projects, shall be deleted in its entirety and replaced with the following:

B. Redevelopment Area and Redevelopment Projects. The Redevelopment Area described by the Plan is generally bound by 59th Street on the north, 75th Street on the south, Holmes Road on the west, and Chestnut on the east (the “South Prospect/Troost Area”) and (B) generally

bound Memorial Drive on the north, Wyandotte Street and Baltimore Street on the west, Main Street on the east, 31st Street on the south (the “31st & Baltimore Area”) all in Kansas City, Jackson County, Missouri (the “Redevelopment Area”) as legally described on Exhibit 2 and depicted on Exhibit 3 (the “Redevelopment Area”). The improvements contemplated by the Plan shall be implemented in connection with ten (10) Redevelopment Project Areas legally described on Exhibit 2 and depicted on Exhibit 3 (the “Redevelopment Project Areas”). Such improvements include the following:

1. Redevelopment Project A consists of Research Medical Center and an approximately 80,000 square foot multi-level office building for health related professionals and services located within the boundaries of Research Medical Center and provides for certain infrastructure and site improvements (“Project A Improvements”).
2. Redevelopment Project B consists of a 30,000 square foot data processing center, located within the boundaries of Research Medical Center (“Project B Improvements”).
3. Redevelopment Project C consists of curb and sidewalk repair and landscaping within a greenbelt, bounded by 63<sup>rd</sup> Street to the north and 69<sup>th</sup> Street to the south on Prospect Avenue (“Project C Improvements”).
4. Redevelopment Project D consists of Baptist Medical Center and an approximately 80,000 square foot multi-level office building for health-related professionals and services located within the Research Medical Center (Baptist Campus) and provides for certain infrastructure, site, and facilities improvements (“Project D Improvements”).
5. Redevelopment Project E consists of infrastructure improvements related to the rehabilitation of an existing structure, approximately 7,200 s.f., with a new 4,900 square foot addition (“Project E Improvements”).
6. Redevelopment Project F consists of a landscaped greenbelt, located near Prospect Avenue and Meyer Blvd (“Project F Improvements”).



7. Redevelopment Project H consists of the rehabilitation of the Metro Plaza Shopping Center (retail, restaurant, office and commercial use) (“Project H Improvements”).
  8. Redevelopment Project I consists of the Federal Reserve Bank Building and the TIF Revenue generated from such building funds renovations to Liberty Memorial, streetscape improvements along Main Street, improvements to Penn Valley Park and improvements to the Just Off Broadway (“Project I Improvements”).
  9. Redevelopment Project J consists of approximately 17,000 square feet of retail space and 4,000 square feet of office space and provides for site preparation (“Project J Improvements”).
  10. Redevelopment Project M consists of redevelopment of residential homes and a potential duplex development (“Project M Improvements”).
2. **Amendment No. 2.** The first two paragraphs of Section II of the Plan, entitled Estimated Redevelopment Project Costs, shall be deleted in its entirety and replaced with the following:
- II. Estimated Redevelopment Project Costs. Estimated Redevelopment Project Costs for the 10 Redevelopment Projects, related public improvements, administrative costs, and expenses incurred by the Commission to implement the Plan are projected to be approximately \$105,208,526. The Plan proposes that approximately \$56,336,241 in Redevelopment Project Costs be reimbursed from Payments in Lieu of Taxes and Economic Activity Taxes (collectively, “TIF Revenue”) or from proceeds of Obligations secured, at least in part, by TIF Revenue.
3. **Amendment No. 3.** The third paragraph of Section III of the Plan, entitled Anticipated Sources of Funds, shall be deleted in its entirety and replaced with the following:

The combined amount of PILOTS and EATS revenues to be generated over the duration of the Plan and available to reimbursement Redevelopment Project Costs are estimated to be \$56,336,241. The amount of PILOTS and EATS in excess of the funds deemed necessary by the Commission for implementation of this Plan may be declared surplus by the Commission. The declared surplus will be made available for distribution to the various

Taxing Districts in the Redevelopment Area in the manner provided by the Act.

4. **Amendment No. 4.** Section VII of the Plan, entitled ESTIMATED EQUILIAZED ASSESSEDE VALUTAION AFTER REDEVELOPMENT, shall be deleted in its entirety and replaced with the following:

**VII. ESTIMATED EQUILIAZED ASSESSED VALUATION AFTER REDEVELOPMENT**

Upon completion of the Redevelopment Projects, the assessed valuation of the areas selected for Redevelopment Projects is anticipated to be approximately \$44,574,639. The increase in assessed valuation therefore is anticipated to be approximately \$21,814,639. The resulting Payments in Lieu of Taxes available to pay Redevelopment Project Costs by year are shown separately for each Redevelopment Project Area on **Exhibit 6**. When complete the areas selected for Redevelopment Projects will yield an estimated \$4,078,045 in annual property taxes for an increase of \$1,888,045 in additional real property taxes annually.

5. **Amendment No. 5.** Delete **Exhibit 2**, entitled Location and Legal Description of the Redevelopment Area, in its entirety, and insert the revised **Exhibit 2** attached hereto.

6. **Amendment No. 6.** Delete **Exhibit 3**, entitled Conceptual Project Area Site Plans and Estimated Costs, in its entirety, and insert the revised **Exhibit 3** attached hereto.

7. **Amendment No. 7.** Delete **Exhibit 4**, entitled Estimated Redevelopment Project Costs in its entirety, and insert the revised **Exhibit 4** attached hereto.

8. **Amendment No. 8.** Delete **Exhibit 5**, entitled Source of Funds, in its entirety, and insert the revised **Exhibit 5** attached hereto.

9. **Amendment No. 9.** **Exhibit 6**, entitled Estimated Annual Payments in Lieu of Taxes and Economic Activity Taxes Over the Life of the Redevelopment Plan, shall be modified to remove all PILOTS and EATS estimated to be generated within Redevelopment Project Areas A-1, K, L, and N.

10. **Amendment No. 10.** Delete **Exhibit 9**, entitled Development Schedule, in its entirety, and insert the revised **Exhibit 9** attached hereto.

## EXHIBIT 2

### **Location and Legal description of the Redevelopment Area and Redevelopment Project Areas**

#### **Legal Description - Project A (From Original Plan)**

Part of the Southeast 1/4 and part of the Southwest 1/4 of Section 4, Township 48, Range 33, in Kansas City, Jackson County, Missouri, including Lots 1 through 24, both inclusive, "ELM RIDGE", a subdivision of land in said city, county and state, described as follows: Beginning at the northeast corner of said Southeast 1/4 Section; thence west along the north line of said Southeast 1/4 Section, a distance of 2635 feet, more or less, to the northeast corner of said Southwest 1/4 Section; thence west along the north line of said Southwest 1/4 Section, a distance of 835 feet, more or less, to a point in the Paseo; thence southerly, southeasterly and easterly along a line that is 110 feet westerly, southwesterly and southerly of and concentric with the westerly, southwesterly and southerly right of way line of the Paseo, a distance of 3180 feet, more or less, to a point on the centerline of Meyer Boulevard; thence easterly along said centerline, a distance of 1615 feet, more or less, to the east line of said Southeast 1/4 Section; thence north along said east line, a distance of 1940 feet, more or less, to the point of beginning.

Except that part of the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 48, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the intersection of the south right of way line of 63rd Street with the west right of way line of Prospect Avenue, as both are now established; thence south along the west right of way line of Prospect Avenue, 400 feet; thence west parallel with the south right of way line of said 63rd Street, 425 feet; thence north, parallel with the west right of way line of said Prospect Avenue, of 400 feet to the south right of way line of said 63rd Street; thence east along said south right of way line, of 425 feet to the point of beginning.

Also except all that part of Lot 10 and all of Lots 11 and 12, "ELM RIDGE", a subdivision of land in the City of Kansas City, Jackson County, Missouri, according to the recorded plat thereof, a part of vacated 65th Street and a part of Lots 117 and 130 and all of Lots 115, 116, 131 and 132, "HARPERS MEYER BOULEVARD ADDITION", a subdivision of land in Kansas City, Jackson County, Missouri, according to the recorded plat thereof (now vacated by Ordinance No. A 691497), in the Southeast 1/4 of Section 4, Township 48, Range 33, more particularly described as follows: Commencing at the northwest corner of the Southeast 1/4 of said Section 4; thence South 86°52'49" East along the north line of the Southeast 1/4 of said Section 4, 630.63 feet; thence South 222°51' West along the west line of Euclid Avenue and its' prolongation thereof, as now established, 985.00 feet to a point on the east line of said Lot 10, said point being 22.00 feet south of the northeast corner of said Lot 10, to the true point of beginning; thence South 222°51' West along the east line of said Lots 10, 11, 12, 115, 116 and 117, 506.30 feet to a point which is 170.62 feet south of the south line of the Northwest 1/4 of the

Southeast 1/4 of said Section 4; thence North 8656'29" West parallel with said south line, 294.64 feet; thence North 222'51" East, 170.62 feet to a point on the south line of the Northwest 1/4 of the Southeast 1/4 of said Section 4; thence North 8656'29" West along said south line, 5.74 feet to an intersection with the prolongation south of the west line of said Lot 12; thence North 223'04" East along said prolongation and along the west line of said Lot 12, 11 and 10, 336.00 feet to a point on the south line of the north 985 feet of the Northwest 1/4 of the Southeast 1/4 of said Section 4; thence South 8652'49" East along said south line, 300.36 feet to the point of beginning.

**Legal Description - Project B (From Original Plan)**

Also except all that part of Lot 10 and all of Lots 11 and 12, "ELM RIDGE", a subdivision of land in the City of Kansas City, Jackson County, Missouri, according to the recorded plat thereof, a part of vacated 65th Street and a part of Lots 117 and 130 and all of Lots 115, 116, 131 and 132, "HARPERS MEYER BOULEVARD ADDITION", a subdivision of land in Kansas City, Jackson County, Missouri, according to the recorded plat thereof (now vacated by Ordinance No. A 691497), in the Southeast 1/4 of Section 4, Township 48, Range 33, more particularly described as follows: Commencing at the northwest corner of the Southeast 1/4 of said Section 4; thence South 8652'49" East along the north line of the Southeast 1/4 of said Section 4, 630.63 feet; thence South 222'51" West along the west line of Euclid Avenue and its' prolongation thereof, as now established, 985.00 feet to a point on the east line of said Lot 10, said point being 22.00 feet south of the northeast corner of said Lot 10, to the true point of beginning; thence South 222'51" West along the east line of said Lots 10, 11, 12, 115, 116 and 117, 506.30 feet to a point which is 170.62 feet south of the south line of the Northwest 1/4 of the Southeast 1/4 of said Section 4; thence North 8656'29" West parallel with said south line, 294.64 feet; thence North 222'51" East, 170.62 feet to a point on the south line of the Northwest 1/4 of the Southeast 1/4 of said Section 4; thence North 8656'29" West along said south line, 5.74 feet to an intersection with the prolongation south of the west line of said Lot 12; thence North 223'04" East along said prolongation and along the west line of said Lot 12, 11 and 10, 336.00 feet to a point on the south line of the north 985 feet of the Northwest 1/4 of the Southeast 1/4 of said Section 4; thence South 8652'49" East along said south line, 300.36 feet to the point of beginning.

**Legal Description - Project C (From Original Plan)**

Lot 3 and the north 15 feet of Lot 4, Block 9, Hagerwood, a subdivision in the City of Kansas City, Jackson County, Missouri, except that part in roads.

**Legal Description - Project D (From Original Plan)**

Located within the boundaries of Baptist Medical Center.

**Legal Description - Project E**

Lots 1, 2, and the East one-half of Lot 3, the East one-half of Lot 46, and Lots 47 and 48, all in BLENHEIM, a subdivision in the City of Kansas City, Jackson County, Missouri, except that part in roads.

**Legal Description - Project F (From Original Plan)**

Lots 212-224, Park Gate, a subdivision in the City of Kansas City, Jackson County, Missouri, except that part in roads.

**Legal Description - Project H (From Original Plan)**

Lot A, Blue Hills Centre Tract One, a subdivision in the City of Kansas City, Jackson County, Missouri, except that part in roads.

**Legal Description - Project I**

Beginning at the intersection of the centerline of Pershing Road and easterly prolongation of the east right of way line of Main Street; thence south along the east right of way line of Main Street to the southwest corner of Lot 2, Crown Center, a subdivision in Kansas City, Jackson County, Missouri, a distance of 2096 feet, more or less; thence southeast along the south line of said Lot 2 to the north right of way line of 27 Street, a distance of 28 feet, more or less; thence south at right angle to the centerline of 27 Street, a distance of 30 feet, more or less; thence east along the centerline of 27 Street to the northerly prolongation of the west right of way line of Grand Boulevard, a distance of 158 feet, more or less; thence south along the west right of way line of Grand Boulevard to a point 13 feet south of the north line of Lot 133, Union Terminal Addition, a subdivision in Kansas City, Jackson County, Missouri, a distance of 368 feet, more or less; thence continuing south crossing Grand Boulevard to a point 19 feet north of south line of Lot 122, Union Terminal, a subdivision in Kansas City, Jackson County, Missouri, a distance of 341 feet, more or less; thence south along the west right of way line of Warwick Trafficway and prolongation thereof to a point in the easterly prolongation of the centerline of 29 Street, a distance of 552 feet, more or less; thence west along the centerline of 29 Street to the east right of way line of Main Street, a distance of 214 feet, more or less; thence south along the west right of way line of Main Street to the centerline of 31 Terrace, a distance of 172.4 feet, more or less; thence east along the centerline of 31 Terrace to the northerly prolongation of east line of Lot 13, South View, a subdivision in Kansas City, Jackson County, Missouri, a distance of 357 feet, more or less; thence south along the east line of said Lot 13 to the southeast corner of said Lot 13, a distance of 158 feet, more or less; thence southeasterly to the northwest corner of Lot 8, South View, a subdivision in Kansas City, Jackson County, Missouri, a distance of 16 feet, more or less; thence south along the west line of said Lot 8 to the southwest corner of said Lot 8, also being the north right of way line of 32 Street, a distance of 114 feet, more or less; thence southwesterly to a point on the north line of lot 51, South View, a subdivision in Kansas City, Jackson County, Missouri, said the point being 10 feet west of the east line of said lot 51, also being the south right of way line of 32 Street, a distance of 51 feet, more or less; thence south along a line 10 feet west and parallel to the east line of said lot 51 and then continuing southerly along a line 9 feet and parallel to the east of west line of Lot 57, South View, a subdivision in Kansas City, Jackson County, Missouri, to the centerline of Linwood Boulevard, a distance of 245 feet, more or less; thence west along centerline of Linwood Boulevard to northerly prolongation of the east right of way

line of Main Street, a distance of 372 feet, more or less; thence south along the *the* east right of way line of Main Street to the centerline of 34 Street, a distance of 961 feet, more or less; thence east along the centerline of 34 Street to the northerly prolongation of the east line of Lot 12, Halsey & Dudley's, a subdivision in Kansas City, Jackson County, Missouri, a distance of 286 feet, more or less; thence south along the west line of said Lot 12 and the east line of Lot 63, Chadwick's Second, a subdivision in Kansas City, Jackson County, Missouri, to the north right of way line of 34 Street Terrace, a distance of 320 feet, more or less; thence continuing southerly to the northeast corner of Lot 12, Chadwick's Second Addition, a subdivision in Kansas City, Jackson County, Missouri, also being the south right of way of 34 Street Terrace, a distance of 50 feet; thence south along the east line of said Lot 12 to the southeast corner of said Lot 12, a distance of 147 feet, more or less; thence southeasterly to the centerline of the vacated Walnut Street, a distance of 15 feet, more or less; thence south along the centerline of the vacated Walnut Street to the north right of way line of Armour Boulevard, a distance of 140 feet, more or less; thence south along the centerline of Walnut Street to the north right of way line of 39 Street, a distance of 2649 feet, more or less; thence southwesterly to the intersection of the south right of way line of 39 Street and the centerline of Walnut Street, a distance of 72 feet, more or less; thence south along the centerline of Walnut Street to the centerline of 41 Street, a distance of 1723 feet, more or less; thence west along the centerline of 41 Street to the centerline of Main Street, a distance of 299 feet, more or less; thence south along the centerline of Main Street to the easterly prolongation of the centerline of 42 Street, a distance of 422 feet, more or less; thence west along the centerline of 42 Street to the centerline of Baltimore Avenue, a distance of 324 feet, more or less; thence north along the centerline of Baltimore Avenue to the centerline of 41 Street, a distance of 399 feet, more or less; thence northeast along the centerline of 41 Street to the centerline of Baltimore Avenue, a distance of 212 feet, more or less; thence northerly along the centerline of Baltimore Avenue to the intersection with the north right of way line of Linwood Boulevard, a distance of 5966 feet, more or less; thence southwesterly along the north right of way line of Linwood Boulevard to the centerline line of Wyandotte Street, a distance of 426 feet, more or less; thence northerly along the centerline of Wyandotte Street to the centerline of 31 Street, a distance of 1224 feet, more or less; thence east along the centerline of 31 Street to the southerly prolongation of the west right of way line of Main Street, a distance of 884 feet, more or less; thence northerly along the west right of way line of Main Street to the northeast corner of Lot 4, M.J. Payne, a subdivision in Kansas City, Jackson County, Missouri, a distance of 1946 feet, more or less; thence west along the north line of said Lot 4 to the centerline of the vacated Baltimore Street, a distance of 316 feet, more or less; thence continuing westerly to the northwest corner of Lot 24, Broadway Park, a subdivision in Kansas City, Jackson County, Missouri, said the point also being on the east right of way line of Wyandotte Street, a distance of 308 feet, more or less; thence south along the east right of way line of Wyandotte Street to the north right of way line of 31 Street, a distance of 1913 feet, more or less; thence

westerly to the intersection of the west right of way line of Wyandotte Street and the north right of way line of 31 Street, a distance of 50 feet, more or less; thence west along the north right of way line of 31 Street to the centerline of Penn Street, a distance of 1256 feet, more or less; thence north along the centerline of Penn Street to the north right of way line of 30 Street, a distance of 652 feet, more or less; then west along the north right of way line of 30 Street to the centerline of Penn Valley Place, a distance of 320 feet, more or less; thence northwest along the centerline of Penn Valley Place to the centerline of Summit Street, a distance of 675 feet, more or less; thence north along the centerline of Summit Street to the westerly prolongation of the south right of way line of Summit Street, a distance of 53 feet, more or less; thence easterly to the east right of way line of Summit Street, a distance of 95 feet, more or less; then north along the east right of way line of Summit Street to the south right of way line of old 27 Street, a distance of 1307 feet, more or less; thence north and perpendicular to the centerline of old 27 Street, a distance of 25 feet; thence west along the centerline of old 27 Street, a distance of 89 feet, more or less; thence northeasterly along the east right of way line of southwest Trafficway to the south right of way line of Southwest Trafficway, a distance 388 feet, more or less; thence east along the south right of way line of Southwest Trafficway to the east right of way line of Southwest Trafficway, a distance of 105 feet, more or less; thence north along the east right of way line of Southwest Trafficway to the south right of way line of 26 Street, a distance of 322 feet, more or less; thence east along the south right of way line of 26 Street to the southerly prolongation of the east right of way line of Broadway, a distance of 1020 feet, more or less; thence north along the southerly prolongation of the east right of way line of Broadway to the south line of Block 1, Sheidley Park, a subdivision in Kansas City, Jackson County, Missouri, a distance of 53 feet, more or less; thence east along the south line of said Block 1 to the southeast corner of said Block 1, a distance of 331 feet, more or less; thence north along the east line of said Block 1 to the intersection with the south right of way line of 25 Street, a distance of 592 feet, more or less; thence east along the east prolongation of the south right of way line of 25 Street to the east line of Penn Valley Park, a distance of 155 feet; thence north along the west line of Penn Valley Park to the north right of way line of 25 Street, a distance of 60 feet, more or less; thence northeast along the southeast line of Waldo Tract, a subdivision in Kansas City, Jackson County, Missouri, to its intersection with the west line of Penn Valley Park, a distance of 235 feet, more or less; thence north along the west line of Penn Valley Park to the southeast corner of Lot 1, Waldo Tract, a subdivision in Kansas City, Jackson County, Missouri, a distance of 159 feet, more or less; thence north along the east line of said Lot 1 to the north line of Penn Valley Park, a distance of 35 feet, more or less; thence east along the north line of Penn Valley Park, a distance of 116 feet, more or less; thence north along the west line of Penn Valley Park to the south right of way line of Pershing Road, a distance of 100 feet, more or less; thence along the northerly prolongation of the west line of Penn Valley Park to the centerline of Pershing Road, a distance of 32 feet, more or less; thence northeasterly along the centerline of Pershing Road to the easterly prolongation

of the east right of way line of Main Street, also being the point of beginning, a distance of 757 feet, more or less. Total acreage 308 acres more or less.

**Legal Description - Project J (From Original Plan)**

All that part of the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 48, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the intersection of the south right of way line of 63rd Street with the west right of way line of Prospect Avenue, as both are now established; thence south along the west right of way line of said Prospect Avenue, 400 feet; thence west parallel with the south right of way line of said 63rd Street, 425 feet; thence north, parallel with the west right of way line of said Prospect Avenue, 400 feet to the south right of way line of said 63rd Street; thence east along said south right of way line, 425 feet to the point of beginning.

**Legal Description - Project M (From Original Plan)**

Beginning at the southeast corner of Lot 97, BLENHEIM, a subdivision, said point being on the west right-of-way of Prospect Avenue; thence west, along the south line of Lots 97 through 108, BLENHEIM, and the south line of Lots 25, 26, and 27, Blue Hills, a subdivision, to the southwest corner of said Lot 27; thence south, with the east line of Lot 31, 30 feet; thence west, with a line 30 feet south of the north line of said Lot 31, to the east right-of-way of The Paseo; thence north, with the east right-of-way of The Paseo, to the south right-of-way of Meyer Boulevard; thence easterly, with the south right-of-way of Meyer Boulevard to the east right-of-way of Wabash Avenue; thence south, with the east right-of-way of Wabash Avenue, to a point 27.5 feet north of the southwest corner of Lot 13, Harper's Meyer Boulevard Addition, a subdivision; thence east, with a line 27.5 feet north of the south line of said Lot 13, to the east line of said Lot 13; thence South, with the east line of Lots 13 through 19, Harper's Meyer Boulevard Addition, and its southerly prolongation, to a point on the south right-of-way of 67th Street; thence west, with the south right-of-way of 67th Street to the northeast corner of the west one-half of Lot 3, BLENHEIM; thence south, with the east line of west one-half of Lots 3 and 45 to a point on the north right-of-way of 67th Terrace; thence east, with the north right-of-way of 67th Terrace, to the west right-of-way of Prospect Avenue; thence south, with the west right-of-way of Prospect Avenue, to the point of beginning, except that part in roads.

**Legal Description - Project N (From Original Plan)**

Part of the Southeast 1/4 of Section 5, part of the Southwest 1/4 of Section 4 and part of the Southeast 1/4 of Section 4, part of the Northeast 1/4 of Section 8, part of the Northwest 1/4 of Section 9 and part of the Northeast 1/4 of Section 9, all in Township 48, Range 33, in Kansas City, Jackson County, Missouri, being right of way for 67th Street and part of Troost Avenue and The Paseo, described as follows: Beginning at a point on the west right of way line of Troost Avenue 30 feet north and 40 feet west of the southeast corner of the Southeast 1/4 of said Section 5; thence south along said right of way line, a distance of 60 feet; thence east, parallel with the north line of said Sections 8 and 9, a distance of 3750 feet, more or less, to the east right of way line of The Paseo; thence north along said east right of way line and along the northerly prolongation thereof, a distance of 560 feet; thence west 70 feet; thence southwesterly, a distance of 680 feet to a point that is 30 feet north of the south line of said Section 4; thence west,



parallel with the south lines of said Sections 4 and 5, a distance of 3245 feet, more or less, to the point of beginning.

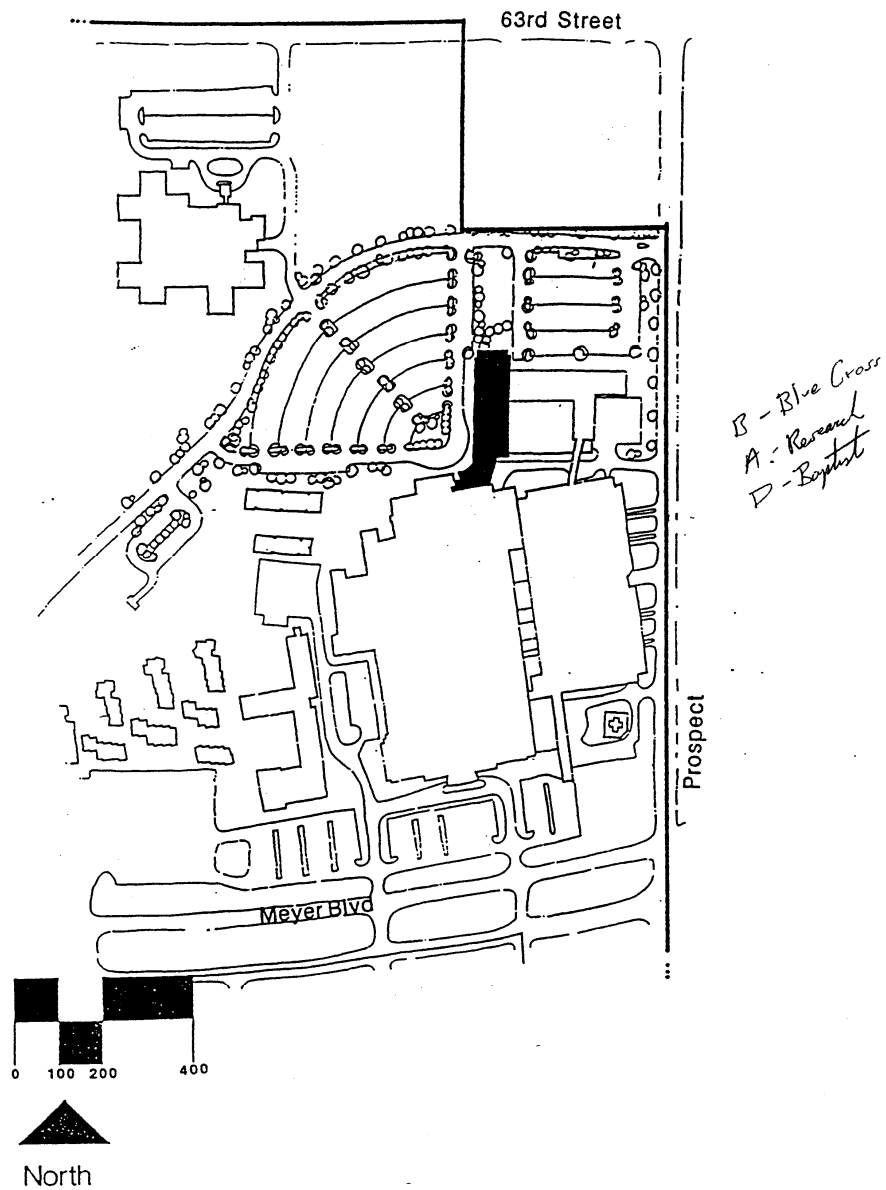
## **EXHIBIT 3**

### **Conceptual Project Area Site Plans**

## PROJECT AREA A

Approx 80,000 gsf

Multi-level Office

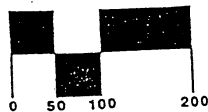
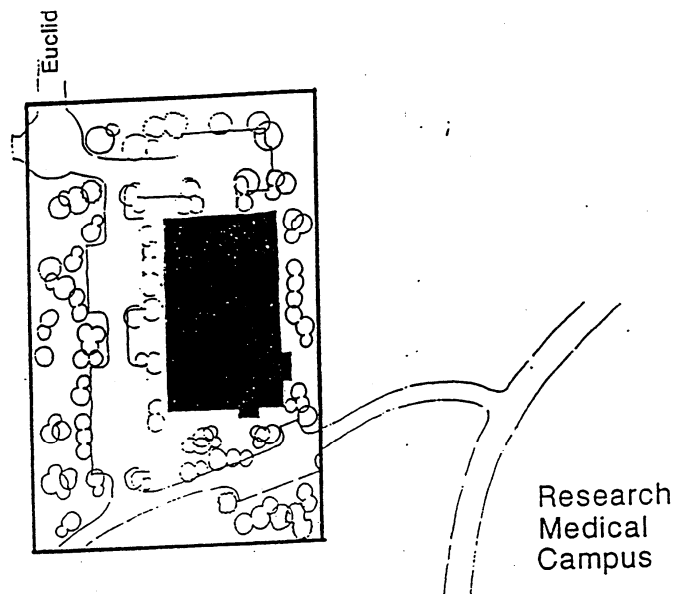


III.2

## PROJECT AREA B

Approx. 39,000 gsf

Data Processing Center



North

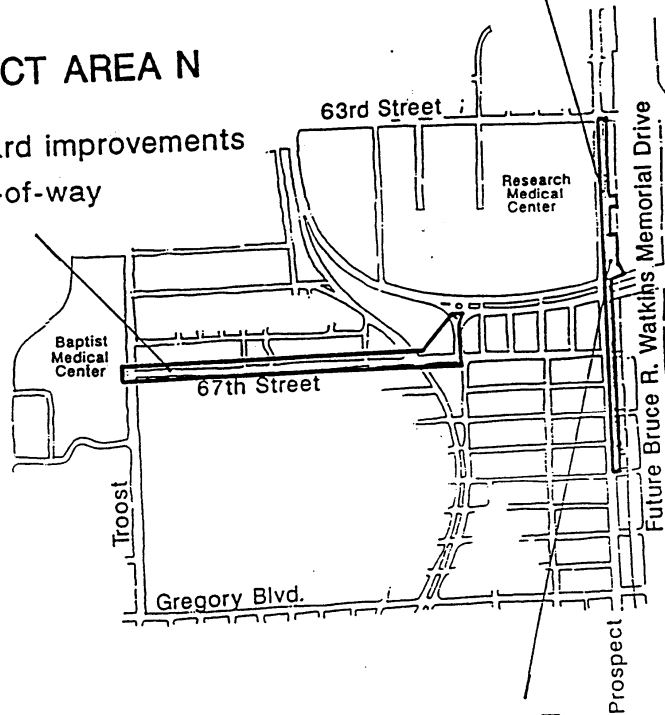
III.4

## PROJECT AREA C

Greenbelt (landscape improvements  
in right-of-way)

## PROJECT AREA N

Boulevard improvements  
in right-of-way



## PROJECT AREA F

NO SCALE



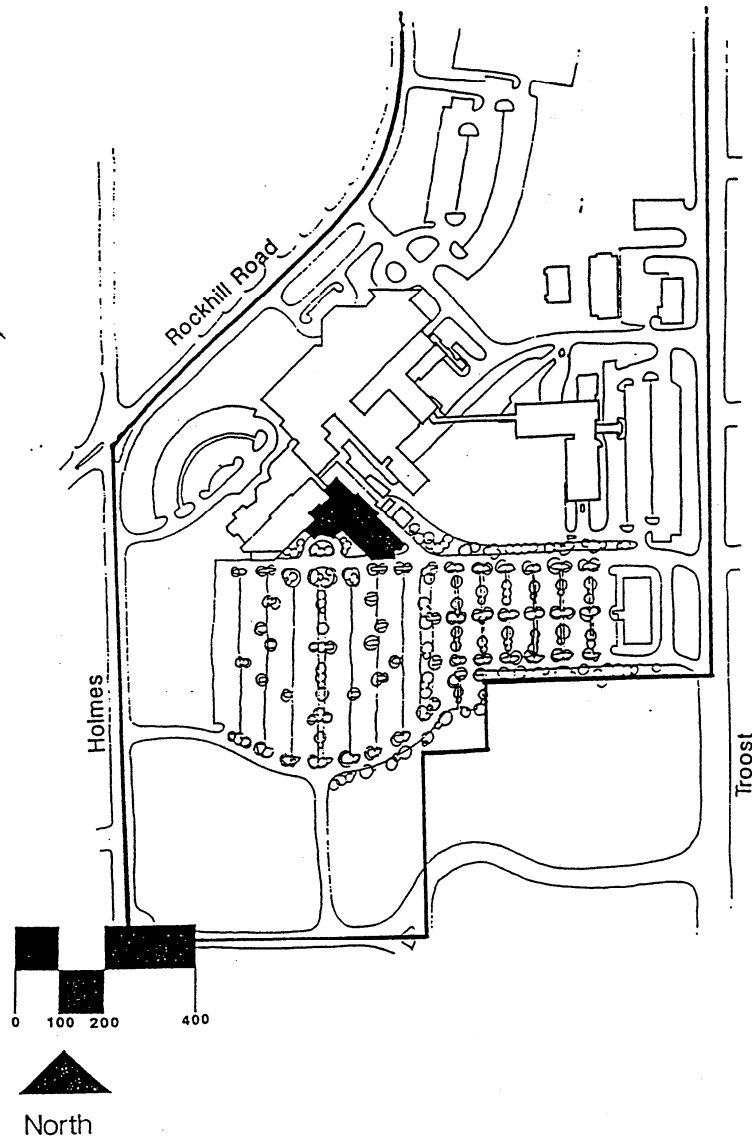
North

III.6

## PROJECT AREA D

Approx 80,000 gsf

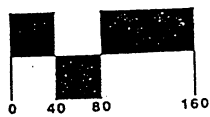
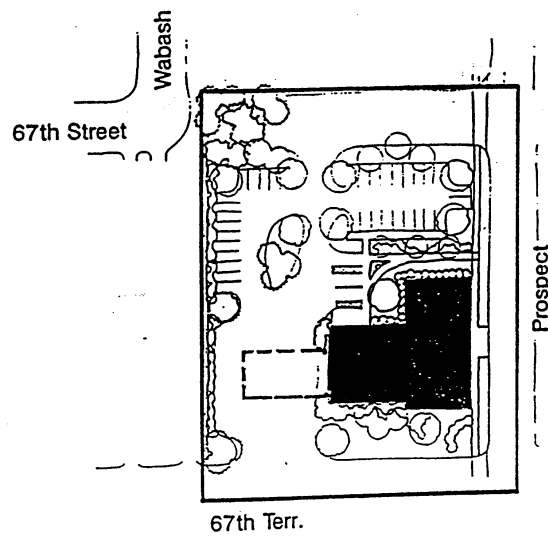
Multi-level Office



III.8

## PROJECT AREA E

Approx 12,100 gsf



North

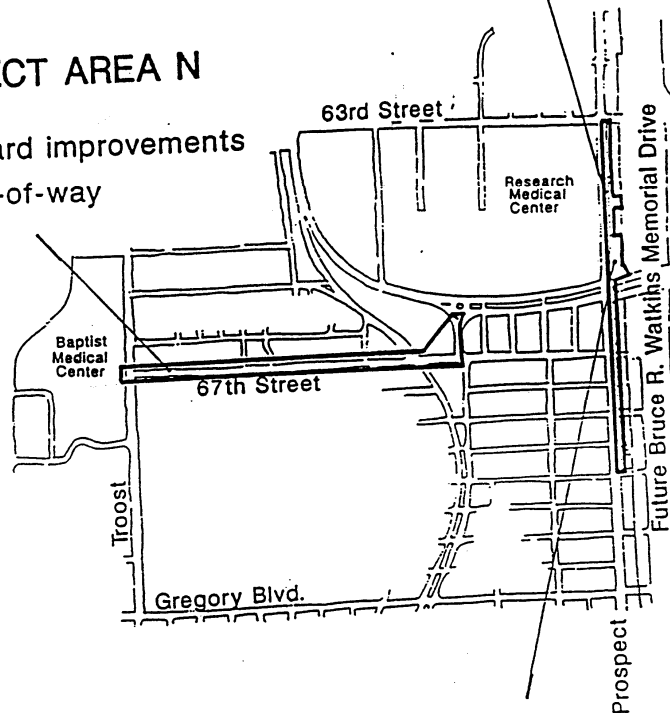
III.10

## PROJECT AREA C

Greenbelt (landscape improvements  
in right-of-way)

## PROJECT AREA N

Boulevard improvements  
in right-of-way



## PROJECT AREA F

NO SCALE



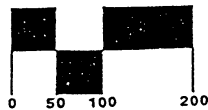
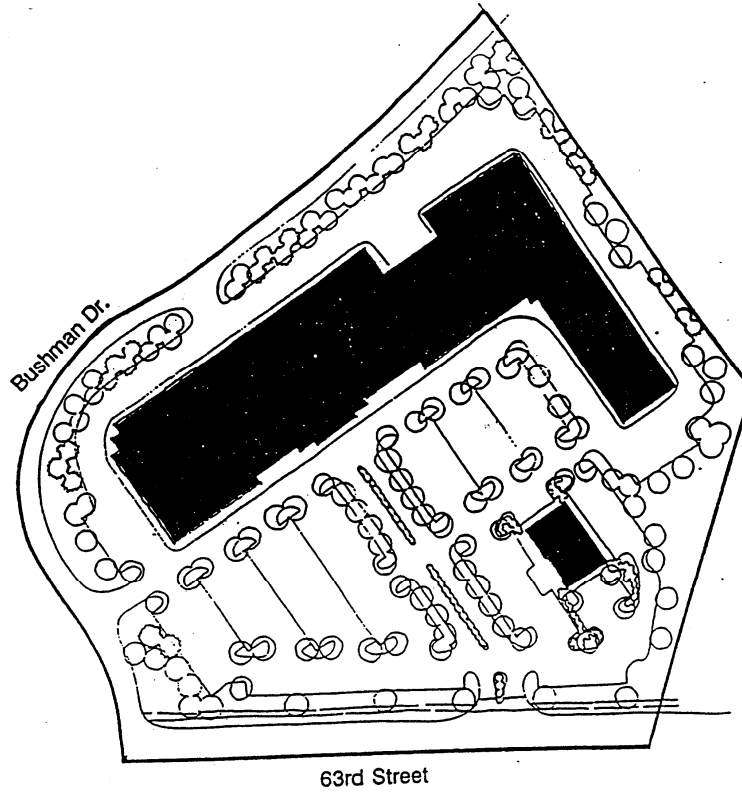
North



## PROJECT AREA H

Approx. 95,000 gsf

1 Story Commercial



North

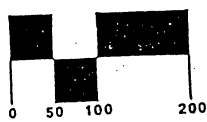
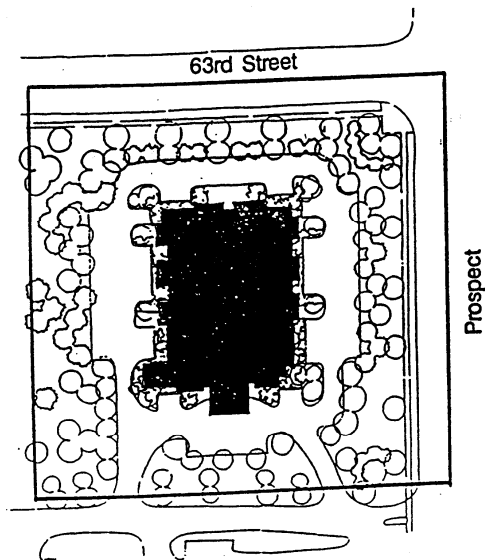
III.16



PROJECT AREA J

Approx 30,000 gsf

Hotel suites

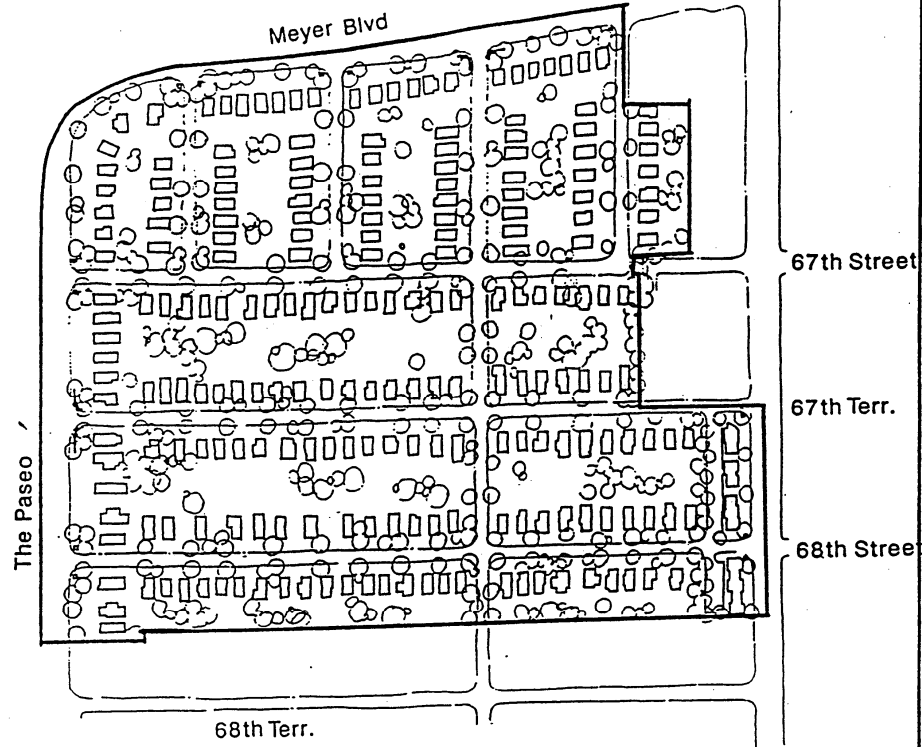


North

III 20

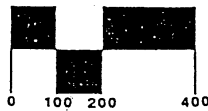
OPTION 1

# PROJECT AREA M



Residential Rehabilitation and Infill

Neighborhood Streetscape Improvements



III 20

## **EXHIBIT 4**

### **Estimated Redevelopment Project Costs**

## Southtown Corridor/ 31st & Baltimore TIF Plan

**13th Amendment to the Southtown Corridor/31st & Baltimore TIF Plan  
Exhibit 4**

	13th Amendment Budget	13th Amendment Reimbursable
<b>Commission Expenses ①</b>		
Legal	\$ 50,000	\$ 50,000
Agenda	\$ 2,000	\$ 2,000
Staff Time	\$ 40,000	\$ 40,000
Miscellaneous	\$ 4,000	\$ 4,000
Final Development Approval Fees	\$ 62,880	\$ 62,880
Plan & Project Administration & Developer/ Consultant/ TIF Expense	\$ 9,616,693	\$ 9,616,693
	\$ -	\$ -
<b>Total Commission Expenses and Fees</b>	<b>\$ 9,775,573</b>	<b>\$ 9,775,573</b>
<b>Project A-Research Office Facility</b>		
Demolition and General Site Preparation	\$ 200,000	\$ 200,000
Incidental Costs	\$ 752,675	\$ 752,675
Infrastructure/Site Improvements	\$ 1,134,266	\$ 1,134,266
Redevelopment Project Costs	\$ 7,561,305	\$ 551,000
Retaining Wall Repair and Upgrade	\$ 263,636	\$ 263,636
Signage and Southtown Area Markers/Monuments	\$ 100,000	\$ 100,000
<b>Total Project A-Research Office Facility</b>	<b>\$ 10,011,882</b>	<b>\$ 3,001,577</b>
<b>Project B - Data Processing Center</b>		
Site Acquisition	\$ 472,000	\$ -
Site Preparation	\$ 60,000	\$ -
Redevelopment Project	\$ 2,618,000	\$ -
Site Utilities & Infrastructure	\$ 180,000	\$ -
Incidental Costs	\$ 670,000	\$ -
<b>Total Project B-Data Processing Facility</b>	<b>\$ 4,000,000</b>	<b>\$ -</b>
<b>Project C - Landscaped Greenbelt</b>		
Redevelopment Project Costs	\$ 153,846	\$ 153,846
Curb and Sidewalk repairs	\$ 39,695	\$ 39,695
Landscaping	\$ 156,667	\$ 156,667
<b>Total Project C - Landscaped Greenbelt</b>	<b>\$ 350,208</b>	<b>\$ 350,208</b>

		13th Amendment Budget	13th Amendment Reimbursable
<b>Project D -Baptist Hospital Campus</b>			
Demolition and General Site Preparation	2,510,454	\$	1,470,454
Incidental Costs	3,158,429	\$	1,097,824
Infrastructure/Site Improvements	3,006,440	\$	2,656,840
Redevelopment Project Costs	8,752,835	\$	1,223,000
Facility Rehab	20,020,943	\$	3,285,676
<b>Total Project D - Office On Baptist Hospital Campus</b>	<b>\$ 37,449,101</b>	<b>\$</b>	<b>9,733,794</b>
<b>Project E - Mixed Use</b>			
Incidental Costs	\$ 471,331	\$	471,331
Infrastructure/Site Improvements	\$ 1,303,467	\$	54,600
<b>Total Project E - Residential Related Uses</b>	<b>\$ 1,774,798</b>	<b>\$</b>	<b>525,931</b>
<b>Project F - Landscaped Greenbelt</b>			
Acquisition	\$ 269,237	\$	269,237
Relocation	\$ -	\$	-
Demolition & General Site Preparation	\$ 66,800	\$	66,800
Incidental Costs	\$ 150,699	\$	150,699
Infrastructure/Site Improvements	\$ 100,000	\$	100,000
Redevelopment Project Costs	\$ 150,000	\$	150,000
<b>Total Project F - Landscaped Greenbelt</b>	<b>\$ 736,736</b>	<b>\$</b>	<b>736,736</b>
<b>Project H - Mixed Use</b>			
<b>Acquisition</b>	\$ 1,250,000	\$	-
Demolition & General Site Preparation	\$ -	\$	-
Incidental Costs	\$ -	\$	-
<b>Infrastructure/Site Improvements</b>	\$ 1,055,000	\$	1,030,000
<b>Redevelopment Project</b>	\$ 2,490,000	\$	1,235,000
Relocation	\$ -	\$	-
<b>Professional Fess and TIFC Fees</b>	\$ 704,000	\$	454,000
<b>Financing Fees</b>	\$ 203,000	\$	203,000
<b>Contingency</b>	\$ 445,200	\$	146,200
<b>Total Project H - Mixed Use</b>	<b>\$ 6,147,200</b>	<b>\$</b>	<b>3,068,200</b>
<b>Project I - Trinity Lutheran Campus</b>			
Acquisition			
Demolition & General Site Preparation			
Incidental Costs			
Legal			
Infrastructure/Site Improvements			
Redevelopment Project Costs			
<b>Total Project I - Trinity Lutheran Campus</b>	<b>\$ -</b>	<b>\$</b>	<b>-</b>

		13th Amendment Budget	13th Amendment Reimbursable
<b>Project I - Benefit Area</b>			
<b>Maincor</b>			
Intersection crosswalk completion			
Timed crosswalk indicators			
Upgraded streetlights			
Streetscape Planning & Design			
Aesthetic nodal development			
Streetscape/Public Improvements Planning, Design, & Construction	\$ 2,450,250	\$ 2,450,250	
Façade improvement program	\$ 50,000	\$ 50,000	
Project Management	\$ 245,025	\$ 245,025	
<b>Penn Valley Park</b>			
Broken sewer repair	\$ -	\$ -	
Limestone steps repair	\$ -	\$ -	
Limestone wall repair	\$ -	\$ -	
Sediment removal	\$ -	\$ -	
Public Improvements & Sediment Removal	\$ 1,379,763	\$ 1,379,763	
Signage	\$ 234,375	\$ 234,375	
Softball field improvements	\$ -	\$ -	
Skate park completion	\$ 306,375	\$ 306,375	
Wyandotte improvements & parking	\$ -	\$ -	
Curbs/Catch Basins/Street Lights	\$ 600,000	\$ 600,000	
<b>Just Off Broadway</b>			
JOB site, finish work and system upgrades	\$ 926,650	\$ 926,650	
<b>Liberty Memorial</b>			
Security lighting	\$ -	\$ -	
Security bollards	\$ -	\$ -	
Security cameras	\$ -	\$ -	
Security perimeter fence & gates	\$ -	\$ -	
Security	\$ 1,442,465	\$ 1,442,465	
Irrigation system	\$ 155,875	\$ 155,875	
Repair stone walkways	\$ 337,500	\$ 337,500	
Energy system upgrades	\$ 250,000	\$ 250,000	
Professional Fees (Legal, accounting, etc.)	\$ 250,000	\$ 250,000	
Blue Hills/Ivanhoe Housing	\$ 500,000	\$ 500,000	
Trinity Hospital Demolition & Remediation④	\$ -	\$ -	
Contingency, MainCor Improvements	\$ 476,546	\$ 476,546	
<b>Total Project I - Main Street Improvement Area ②</b>	<b>\$ 9,604,824</b>	<b>\$ 9,604,824</b>	



		13th Amendment Budget	13th Amendment Reimbursable
<b>Project J - Commercial</b>			
Acquisition	\$	780,193	\$ 430,729
Demolition & General Site Preparation	\$	115,393	\$ 745
Drainage, utilities	\$	125,000	\$ 108,757
Environmental	\$	51,500	\$ -
Redevelopment Project	\$	-	\$ -
Relocation	\$	-	\$ -
Incidental Costs	\$	-	\$ -
<b>Total Project J - Commercial</b>	<b>\$</b>	<b>1,072,086</b>	<b>\$ 540,231</b>
<b>Project M - Residential</b>			
Acquisition	\$	396,780	\$ 396,780
Relocation	\$	451,440	451,440
Demolition & General Site Preparation	\$	1,429,404	1,429,404
Incidental Costs	\$	3,572,482	3,572,482
Infrastructure/Site Improvements	\$	919,441	919,441
Redevelopment Project Costs	\$	8,516,571	3,229,620
<b>Total Project M - Residential</b>	<b>\$</b>	<b>15,286,118</b>	<b>\$ 9,999,167</b>
<b>Blue Hills/Ivanhoe Housing Program ③</b>	<b>\$</b>	<b>6,500,000</b>	<b>\$ 6,500,000</b>
<b>Kansas City South Core Housing &amp; Façade Program ④</b>	<b>\$</b>	<b>2,500,000</b>	<b>\$ 2,500,000</b>
<b>Total All Projects</b>		<b>105,208,526</b>	<b>56,336,241</b>
<p>① The Commission has determined that certain planning and special services expenses of the Commission, which are not direct Reimbursable Project Costs, are nonetheless necessary and reasonable for the operation of the Commission and are incidental to the Plan. These incidental costs will be recovered by the Commission from the Special Allocation Fund in an amount not to exceed 5% of the Payment in Lieu of Taxes and Economic Activity Taxes paid annually into the Special Allocation Fund.</p> <p>② Funding Source: Project I PILOTs</p> <p>③ Funding Source: Projects A, B ( but only after the complete redemption or defeasance of all bonds currently issues, and all bonds that are for any bonds currently issued, to which Project B funds have been obligated) D, F, and J, in the amount no more than \$500,000 per year s Additionally, a one time funding of \$500,000 from Project I PILOTs.</p> <p>④ Funding Source: Projects A, B ( but only after the complete redemption or defeasance of all bonds currently issues, and all bonds that are for any bonds currently issued, to which Project B funds have been obligated) D, F, and J, in the amount no more than \$250,000 per year s</p>			

## EXHIBIT 5

### Sources of Funds

Developer Equity and/or Debt	\$48,872,285
Amount of Reimbursable Costs from PILOTS and EATs	\$56,336,241
Total	\$105,208,526

### **BONDS**

The total estimated amount of PILOTS and EATS that are captured under the TIF Act, over twenty-three years for Redevelopment Project Areas within the Southtown Corridor/31<sup>st</sup> & Baltimore TIF Plan, which are available to fund Reimburse Redevelopment Project Costs and Administrative Costs per the Act, is approximately \$56,336,241. The Commission may dedicate part or these entire amounts to finance Reimbursable Project Costs.

## EXHIBIT 9

### Development Schedule

<b><i>Redevelopment Project Area</i></b>	<b><i>Estimated Completion Year</i></b>
Project A	1996
Project B	1996
Project C	1998
Project D	2017
Project E	2017
Project F	2013
Project H	2011
Project I	2007
Project J	2000
Project M	2017

*A Benefit District was created as part of the Southtown Corridor/31<sup>st</sup> & Baltimore TIF Plan. The benefit district improvements were undertaken by Main Street Corridor Development Corporation "MainCor" and the City of Kansas City, Missouri Parks Department, these improvements are complete.*



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250985

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

Approving the Thirteenth Amendment to the Southtown Corridor/31st & Baltimore Tax Increment Financing Plan; and directing the City Clerk to send copies of this ordinance to Jackson County.

### Discussion

the Thirteenth Amendment (i) removes all references to Redevelopment Projects A-1, K, L, and N (ii) modifies the description of the project and public improvements described by the Plan (iii) modifies the Budget of Redevelopment Project Costs, (iv) modifies the Sources of Funds, (v) modifies the Estimated Payments in Lieu of Taxes and Economic Activity Taxes estimated to be generated within the Redevelopment Area and (vi) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing

### Fiscal Impact

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

May 4, 2006, the City Council passed Ordinance No. 940564, which accepted the recommendations of the Commission and approved the Southtown Corridor/31st & Baltimore Tax Increment Financing Plan. Redevelopment Plan was amended by Ordinance No. 030259 on May 27, 2003, by Ordinance No. 060470 on May 4, 2006, by Ordinance No. 070140 on February 8, 2007, by Ordinance No. 070659 on September 20, 2007, by Ordinance No. 080642 on August 7, 2008, by Ordinance No.

080930 on September 25, 2008, by Ordinance No. 100209 on April 11, 2010, by Ordinance No. 110227 on March 31, 2011, by Ordinance No. 140185 on April 17, 2014 and by Ordinance No. 210649 on August 19, 2021

## Service Level Impacts

No service level impacts identified.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No 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?  
Remove Project Areas from Plan that were never realized
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

0

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 #: 250993**

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### ORDINANCE NO. 250993

Sponsor: Mayor Quinton Lucas

Cancelling the City Council standing committee meetings and business and legislative sessions of the weeks of January 19, 2026, February 16, 2026, March 16, 2026, April 27, 2026, May 25, 2026, June 1, 2026, June 29, 2026, July 6, 2026, August 10, 2026, August 17, 2026, August 24, 2026, September 7, 2026, September 14, 2026, October 12, 2026, November 16, 2026, November 23, 2026, December 21, 2026, and December 28, 2026.

WHEREAS, the Council desires to cancel the standing committee meetings and business and legislative sessions scheduled for the weeks of January 19, 2026, February 16, 2026, March 16, 2026, April 27, 2026, May 25, 2026, June 1, 2026, June 29, 2026, July 6, 2026, August 10, 2026, August 17, 2026, August 24, 2026, September 7, 2026, September 14, 2026, October 12, 2026, November 16, 2026, November 23, 2026, December 21, 2026, and December 28, 2026; NOW, THEREFORE,

### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Council standing committee meetings and business and legislative sessions for the weeks of January 19, 2026, February 16, 2026, March 16, 2026, April 27, 2026, May 25, 2026, June 1, 2026, June 29, 2026, July 6, 2026, August 10, 2026, August 17, 2026, August 24, 2026, September 7, 2026, September 14, 2026, October 12, 2026, November 16, 2026, November 23, 2026, December 21, 2026, and December 28, 2026, are hereby cancelled.

..end

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Approved as to form:

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Lana K. Torczon  
Senior Associate City Attorney





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: Ord 250993

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

Cancelling the City Council standing committee meetings and business and legislative sessions of the weeks of January 19, 2026, February 16, 2026, March 16, 2026, April 27, 2026, May 25, 2026, June 1, 2026, June 29, 2026, July 6, 2026, August 10, 2026, August 17, 2026, August 24, 2026, September 7, 2026, September 14, 2026, October 12, 2026, November 16, 2026, November 23, 2026, December 21, 2026, and December 28, 2026.

### Discussion

That the City Council standing committee meetings and business and legislative sessions for the weeks of January 19, 2026, February 16, 2026, March 16, 2026, April 27, 2026, May 25, 2026, June 1, 2026, June 29, 2026, July 6, 2026, August 10, 2026, August 17, 2026, August 24, 2026, September 7, 2026, September 14, 2026, October 12, 2026, November 16, 2026, November 23, 2026, December 21, 2026, and December 28, 2026, are hereby cancelled.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
No funding included in this legislation
3. How does the legislation affect the current fiscal year?  
No funding included in this legislation
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No funding included in this legislation

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No funding included in this legislation

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- |   |                              |  |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

### Additional Discussion (if needed)

No funding included in this legislation

## Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☐ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
  - ☐ Maintain and increase affordable housing supply to meet the demands of a diverse population.
  - ☐ Address the various needs of the City's most vulnerable population by working to reduce disparities.
  - ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
  - ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
  - ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

## Prior Legislation

None

## Service Level Impacts

No Service level impacts

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
no
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 #: 250996**

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### RESOLUTION NO. 250996

Sponsor: Councilmember Crispin Rea

**RESOLUTION** - Expressing the Council's intent to advocate for legislation that would authorize the City to enact an ordinance to provide for the lawful seizure, impounding, and disposition of all-terrain vehicles or off-road vehicles unlawfully operating on the highways, streets, or rights-of-way within the City.

WHEREAS, unlawful use of all-terrain vehicles or other motor vehicles not permitted by law to operate on public streets or highways presents a threat to public safety; and

WHEREAS, vehicles which are not manufactured for operation on public streets and highways and do not meet safety standards for operating on public streets and highways, including all-terrain vehicles and motorbikes designed specifically for off-road use, present a particularly heightened threat to public safety; and

WHEREAS, the City seeks authority to efficiently and effectively deal with such vehicles via legislation at the state level; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the City Council expresses its intent to advocate for legislation that would authorize Kansas City to enact an ordinance to provide for the lawful seizure, impounding, and disposition of all-terrain vehicles or off-road vehicles unlawfully operating on highways, streets, or rights-of-way within the boundaries of the City.

..end

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250996

Submitted Department/Preparer: Finance

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

Expressing the Council's intent to advocate for legislation that would authorize the City to enact an ordinance to provide for the lawful seizure, impounding, and disposition of all-terrain vehicles or off-road vehicles unlawfully operating on the highways, streets, or rights-of-way within the City.

### Discussion

This resolution expresses the City's desire to seek authority through state legislation to seize, impound, and dispose of unlawfully operated all-terrain or off-road vehicles.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
N/A
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. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

### Additional Discussion (if needed)

No account string to verify.

## 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

Ordinance No. 250437 amended Chapter 70 to prohibit the operation of all-terrain and off-road vehicles upon the streets, highways, parks, sidewalks, and public property of the City and subjecting such vehicles unlawfully operating to impoundment.

## 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?  
N/A

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)







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**File #: 250999**

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### ORDINANCE NO. 250999

Sponsor: Councilmember Crispin Rea

Amending Chapter 3, Code of Ordinances, by repealing Section 3-31 Contract award, and enacting in lieu thereof a new section of like number and subject matter.

WHEREAS, City Council wishes to establish a clear and consistent timeline for the design professional and design build-qualifications based selection process; NOW, THEREFORE,

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 3, Code of Ordinances of the City of Kansas City, Missouri, is hereby amended by repealing Section 3-31, Contract award, and enacting in lieu thereof a new section of like number and subject matter, to read as follows:

(a) *General standards.* Except as otherwise provided in this division 2, all contracts in which bids or proposals were required shall be awarded to the lowest and best bidder or best proposer as determined by the city in the city's sole discretion, after due opportunity for competition.

(b) *Design-build contracts.* Contracts shall be awarded as is appropriate to the manner in which the contract was solicited, as follows:

- (1) *Best value.* To the responsible design-build firm whose proposal is evaluated as providing the best value to the city based on any factors and method and formula included in the request for proposals. The city may elect to establish a fixed dollar budget for the project such that all proposers are operating under the same monetary limitations.
- (2) *Qualification-based.* A qualification-based selection shall be made based upon the statement of qualifications that was required to be submitted. The process for making the qualification-based selection shall be determined by the estimated dollar value of the design-build contract as follows, provided however that the failure to utilize the applicable process shall not invalidate any public improvement procurement or any contract:

- a. Contracts exceeding \$6,000,000.00. The city shall convene an architect and engineering selection committee, which committee shall rank the design-builder from most to least qualified. The committee shall be comprised of one member designated by the city manager and four members designated by the director of the contracting department. The mayor and council may elect to place a member of the body on the committee by adopting a resolution and if the mayor and council so elect, the director of the contracting department shall designate one less member to the committee.
  - b. Contracts \$6,000,000.00 or less. The director of the contracting department shall rank the design-builder from most to least qualified. If the cost proposal from the highest ranked firm is an amount that exceeds \$7,000,000.00, the director shall not recommend award and the director shall convene an architect and engineering selection committee in accordance with section 3-31(c)(2)a. The city shall thereafter negotiate a contract for the project with the firm selected as most qualified. If the city is unable to negotiate a satisfactory contract with the firm selected, negotiations with that firm shall be terminated. The city shall then undertake negotiations with another of the qualified firms selected. If there is no agreement with the second firm, negotiations with such firm shall be terminated. The city shall then undertake negotiations with the third qualified firm. If the city is unable to negotiate a contract with any of the selected firms, the city shall reevaluate the scope of the project and again conduct a qualification-based selection process. Notwithstanding the foregoing, nothing herein shall obligate the city to undertake any negotiations if the city shall have determined to terminate the solicitation for any or no reason.
- (3) *Two-phase.* The design-builders shall be ranked from most to least qualified in such manner as provided in subsection (c)(2) and a value shall be assigned based upon the rankings. The city shall thereafter evaluate and score any proposal or bid required to be submitted and shall identify the best proposal or the lowest and best bid, as applicable. The city shall thereafter negotiate a contract for the project with the firm selected as having the best proposal or execute a contract for the project with the firm having the lowest and best bid. If the city is unable to negotiate a satisfactory contract or execute a contract, the city shall then proceed to the next best proposal or next lowest and best bid, and such process shall continue in similar fashion unless the city shall have determined to terminate the solicitation.

(c) *Selection Process timeline.* The process for selecting a firm for design professional or design-build contracts over \$600,000.00 shall adhere to the following timeline:

- (1) *Selection committee review and evaluation.* The selection committee shall convene, review the submissions, and rank the firms from most to least qualified within 21 days following the closing date of the Request for Proposals;
- (2) *Interviews.* The committee shall schedule and conduct interviews with the highest ranked applicants within 14 days after the selection committee has evaluated the submissions;
- (3) *Selection.* The committee shall select the most qualified applicant within 14 days after the completion of interviews.

(d) *Standards for construction contracts that exceed \$25,000.00.* The city shall award the contract to the lowest, responsive, responsible bidder or bidders as determined by the city in the city's sole discretion. This provision shall be automatically repealed if the requirements of section 8.250, RSMo are repealed or amended.

..end

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Approved as to form:

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James Brady  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250999

Submitted Department/Preparer: Finance

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

Amending Chapter 3, Code of Ordinances, by repealing Section 3-31 Contract award, and enacting in lieu thereof a new section of like number and subject matter.

### Discussion

This ordinance amends Chapter 3, Code of Ordinances, by repealing Section 3-31 Contract award, and enacting in lieu thereof a new section of like number and subject matter. Changes include: Removing the design-professional contracts section; and adds a new section titled "Selection Process timeline" which mandates architect and engineering selection committees to rank firms within 21 days following the closing date of the Request for Proposals, perform applicant interviews within 14 days after the evaluation of submissions, and select the most qualified applicant within 14 days after the completion of interviews.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
N/A
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. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

### Additional Discussion (if needed)

No account string to verify.

## Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - ☐ Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - ☐ Foster a solutions-oriented, welcoming culture for employees and City Partners.
  - ☐
  - ☐
  - ☐

## Prior Legislation

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

## Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

## 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.

Please Select (Press tab after selecting)

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 #: 251001**

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ORDINANCE NO. 251001

Sponsor(s): Councilmembers Kevin O'Neill and Wes Rogers

Authorizing the City Manager to enter into Amendment No. 1 to the 2025-2026 Transit Services Agreement with the Kansas City Area Transportation Authority in the amount of \$5,100,000.00; appropriating that amount from the Unappropriated Funds Balance of the \_\_\_\_\_ Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the IRIS program provides essential rideshare services to fill gaps in public transit, particularly in underserved areas; and

WHEREAS, the IRIS program has been a lifeline for many residents, enabling them to maintain employment and access essential services; and

WHEREAS, the continuation of the IRIS program is crucial for maintaining equitable access to transportation across Kansas City; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The City Manager is authorized to enter into Amendment 1 to the 2025-2026 transit services agreement with the Kansas City Area Transportation Authority in the amount of \$5.1 million to provide IRIS service for the City of Kansas City.

Section 2. That the sum of \$5,100,000.00 is hereby appropriated from the Unappropriated Fund Balance of the \_\_\_\_\_ Fund to the following account:

26-____-692000-F	KCATA - Operations	\$5,100,000.00
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Section 3. That the Director of Public Works is hereby designated as requisitioning authority for Account No. \_\_\_\_\_-692000-F.

Section 4. That this ordinance relating to the appropriation of money and the expenses of government is recognized as an ordinance with an accelerated effective date as provided by Section Section 503(a)(3)(C) of the City Charter and shall take effect in accordance with Section 503, 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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Dustin E. Johnson  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 251001

Submitted Department/Preparer: Public Works

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

Authorizing the City Manager to enter into Amendment No. 1 to the 2025-2026 Transit Services Agreement with the Kansas City Area Transportation Authority in the amount of \$5,100,000.00; appropriating that amount from the Unappropriated Fund Balance of the \_\_\_\_\_ Fund; appropriating \$5,000,000.00 from the Unappropriated Fund Balance of the Capital Improvements Sales Tax Fund (3090); reducing \$5,000,000.00 of expenditures in the Public Mass Transportation Fund (2080); increasing \$5,000,000.00 of expenditures in the Capital Improvements Sales Tax Fund (3090); reducing \$5,000,000.00 in appropriations and appropriating \$5,000,000.00 from the Unappropriated Fund Balance of the Public Mass Transportation Fund (2080); appropriating \$2,586,983.00 from the Unappropriated Fund Balance of the Violence Prevention and Intervention Fund (2000); reducing \$6,203,729.00 in appropriations and appropriating \$6,203,729.00 from the Unappropriated Fund Balance of the General Fund (1000); designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

### Discussion

The IRIS program provides essential rideshare services to fill gaps in public transit, particularly in underserved areas. The IRIS program has been a lifeline for many residents, enabling them to maintain employment and access essential services. The continuation of the IRIS program is crucial for maintaining equitable access to transportation across Kansas City.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Capital Improvements Sales Tax Fund  
3090-897701-B-89008533      Street Resurface      \$5,000,000.00

Violence Prevention and Intervention Fund		
2000-692000-F	KCATA - Operations	\$2,586,983.00

General Fund		
1000-692000-F	KCATA - Operations	\$6,203,729.00

3. How does the legislation affect the current fiscal year?  
The Ordinance reduces unappropriated fund balance from Capital Improvements Sales Tax fund by \$5,000,000.00 and Violence Prevention and Intervention fund by \$2,586,983.00. The Ordinance also reduces Contingent appropriations in the General fund by \$6,203,729.00.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
This legislation only effects the current fiscal year.
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)

The beginning balance of Contingent Appropriations for FY 2025-26 is \$7,907,729. Contingent Appropriations represent 1% of total General Fund revenue, and are intended to be reserved for emergency expenses. The current balance of Contingent Appropriations is \$6,203,729 as of 11/14/2025.

The Violence Prevention and Intervention Fund has Unappropriated Fund Balance available to support the proposed amount. The unreserved fund balance of the Violence Prevention and Intervention Fund is \$11.9 million, as of the 11/25/2025.

The Capital Improvements Sales Tax Fund has Unappropriated Fund Balance available to support the proposed amount.

## 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.
  - ☒ 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 250679

## Service Level Impacts

This legislation approves funding to provide IRIS service in the FY25-26 City-KCATA Transit Services Agreement.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Transit users, including IRIS, may have improved physical and mental health resulting from increased walking and reduced stress from not driving.
2. How have those groups been engaged and involved in the development of this ordinance?  
This ordinance has been developed with consideration to input shared by Kansas City transportation system users.

3. How does this legislation contribute to a sustainable Kansas City?  
The ordinance support's the City's object to enhance the City's connectivity, resiliency, and equity through a better-connected multimodal transportation system for all users.  
Transit usage contributes to sustainability by reducing greenhouse gas emissions, conserving energy, and minimizing pollution and traffic congestion. It also supports community sustainability and economic benefits by providing access to jobs, healthcare and education.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
The legislation does not increase nor decrease housing units directly; however, it provides increased mobility options for access to housing.  
[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:  
Legislation is not 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)



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**File #: 251008**

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### ORDINANCE NO. 251008

Sponsor: Director of City Planning and Development Department

Approving the Fourteenth Amendment to the Briarcliff West Tax Increment Financing Plan.

*WHEREAS, 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 "Council") by Ordinance No. 54556 passed on November 24, 1982, and thereafter repealed and amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015 and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created commission constituted pursuant to Section 99.820.2 (the "Kansas City TIF Commission") and Section 99.820.3 of the Act (the "Clay County KC TIF Commission"); and*

WHEREAS, the City created the Administrative TIF Commission and has delegated all powers delegable under the Act, in particular powers enumerated in Section 99.820.1 RSMo., in connection with administering tax increment financing plans and projects to the Administrative TIF Commission, as provided in Code § 74-58; and

WHEREAS, on May 3, 1990, the Council passed Ordinance No. 65497, which accepted the recommendations of the then applicable Kansas City TIF Commission as to the approval of the Briarcliff West Tax Increment Financing Plan (the "Redevelopment Plan" or "Plan") and the designation of the Redevelopment Area described thereby as a blighted area; and

WHEREAS, the Plan has been amended thirteen (13) times by the Council by Committee Substitute for Ordinance No. 911387, Ordinance No. 941342, Ordinance No. 970713, Ordinance No. 001595, Ordinance No. 040806, Ordinance No. 050093, Ordinance No. 060067, Ordinance No. 060826, Ordinance No. 070047, Ordinance No. 160237, Ordinance No. 160907, Ordinance No. 180357 and Ordinance No. 200636; and

WHEREAS, the proposed Fourteenth Amendment to the Plan (the "Fourteenth Amendment") has been proposed to the Council, which provides for (1) certain modification to the Budget of Redevelopment Project Costs incorporated within the Plan and (2) certain modifications to the Sources of Funds described by the Plan (the "Proposed Fourteenth Amendment Modifications"); and

WHEREAS, the proposed Fourteenth Amendment Modifications do not alter the exterior

boundaries of the Redevelopment Area or enlarge the exterior boundary of any Redevelopment Project Area described by the Plan, affect the general land uses described by the Plan or change the nature of any Redevelopment Project described by the Redevelopment Plan; and

WHEREAS, the Council wishes to approve the proposed Fourteenth Amendment; NOW, THEREFORE,

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

Section 1. That the Council hereby approves and adopts the Fourteenth Amendment to the Plan, a copy of which is attached hereto.

Section 2. All terms used in this ordinance, not otherwise defined herein, shall be construed as defined in the Act.

Section 3. The Council hereby finds that:

- (a) Good cause has been shown for the Fourteenth Amendment of the Plan, and that the findings of the Council in Committee Substitute for Ordinance No. 911387, Ordinance No. 941342, Ordinance No. 970713, Ordinance No. 001595, Ordinance No. 040806, Ordinance No. 050093, Ordinance No. 060067, Ordinance No. 060826, Ordinance No. 070047, Ordinance No. 160237, Ordinance No. 160907, Ordinance No. 180357 and Ordinance No. 200636 are not affected by the Fourteenth Amendment and apply equally to the Fourteenth Amendment;
- (b) The Redevelopment Area is a Blighted Area and 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 Plan. An existing conditions of blight study is attached to the Plan which includes a detailed description of the factors that qualify the Redevelopment Area as a Blighted Area, along with an affidavit, signed by the developer, attesting that the provisions of this subdivision have been met;
- (c) The Plan, as amended, conforms to the comprehensive plan for the development of the City as a whole;
- (d) The areas selected for the Redevelopment Project include only those parcels of real property and improvements therein which will be directly and substantially benefited by the improvements contemplated by the Redevelopment Project;
- (e) The estimated dates of completion of the improvements contemplated by the Redevelopment Project and retirement of obligations incurred to finance Redevelopment Project Costs, have been stated in the Plan, as amended by the Fourteenth Amendment, and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area, provided that no ordinance approving a Redevelopment



Project shall be adopted later than ten years from the adoption of the ordinance approving the Plan and provided that no property for a redevelopment project shall be acquired by eminent domain later than five years from the adoption of the ordinance approving the Redevelopment Project;

- (f) A relocation assistance plan for businesses and residences is incorporated and made a part of the Plan;
- (g) A cost-benefit analysis showing the economic impact of the Plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area is attached to the Plan and the analysis demonstrates the impact on the economy if the Redevelopment Project is not built, and is built pursuant to the Plan under consideration and such analysis includes a fiscal impact study on every affected political subdivision, along with sufficient information from the developer for the Commission to evaluate whether the project, as proposed, is financially feasible; and
- (h) The Plan, as amended by the Fourteenth Amendment, does not include the initial development or redevelopment of any gambling establishment.

Section 4. That the Administrative TIF Commission is authorized to issue obligations in one or more series of bonds secured by the Briarcliff West Increment Financing Plan Account ("Briarcliff West TIF Account") of the Special Allocation Fund to finance Redevelopment Project Costs within the Redevelopment Area 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 take all such further actions as are reasonably necessary to achieve the objectives of the Plan pursuant to the power delegated to it by the City. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 to 99.865, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 5. That pursuant to the provisions of the Plan, as amended by the Fourteenth Amendment, the City Council approves the pledge of all funds that are deposited into the Briarcliff TIF Account of the Special Allocation Fund to the payment of Redevelopment Project Costs identified by the Plan and permitted by the Act and authorizes the Commission to pledge such funds on its behalf.

..end

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Approved as to form:

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Emalea Kohler

Associate City Attorney

**FOURTEENTH AMENDMENT  
TO  
BRIARCLIFF WEST  
TAX INCREMENT FINANCING PLAN**

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**KANSAS CITY, MISSOURI**

**TIF COMMISSION APPROVAL:**

\_\_\_\_\_  
**DATE:                      RESOLUTION No.**

**CITY COUNCIL APPROVAL:**

\_\_\_\_\_  
**Date:                      Ordinance No.**

**FOURTEENTH AMENDMENT  
TO THE  
BRIARCLIFF WEST  
TAX INCREMENT FINANCING PLAN**

**I. Introduction**

The Fourteenth Amendment to the Briarcliff West Tax Increment Financing Plan (the “Fourteenth Amendment”) shall amend the Briarcliff West Tax Increment Financing Plan as approved by Ordinance No. 65497 and as amended by that First Amendment to the Briarcliff West Tax Increment Financing as approved by Ordinance No. 911387, as amended by that Second Amendment to the Briarcliff West Tax Increment Financing as approved by Ordinance No. 941342, as amended by that Third Amendment to the Briarcliff West Tax Increment Financing as approved by Ordinance No. 970713, as amended by that Fourth Amendment to the Briarcliff West Tax Increment Financing as approved by Ordinance No. 001595, as amended by that Fifth Amendment to the Briarcliff West Tax Increment Financing as approved by Ordinance No. 040806, as amended by that Sixth Amendment to the Briarcliff West Tax Increment Financing as approved by Ordinance No. 050093, as amended by that Seventh Amendment to the Briarcliff West Tax Increment Financing as approved by Ordinance No. 060067, as amended by that Eighth Amendment to the Briarcliff West Tax Increment Financing as approved by Ordinance No. 060826, as amended by that Ninth Amendment to the Briarcliff West Tax Increment Financing as approved by Ordinance No. 070047, as amended by the Tenth Amendment to the Briarcliff West Tax Increment Financing Plan as approved by Ordinance No. 160237, as amended by the Eleventh Amendment to the Briarcliff West Tax Increment Financing Plan as approved by Ordinance No. 160907, as amended by Twelfth Amendment to the Briarcliff West Tax Increment Financing Plan as approved by Ordinance No. 180357 and as amended by the Thirteenth Ament to the Briarcliff West Tax Increment Financing Plan as approved by Ordinance No. 200636 (collectively, referred to herein as the “Plan”).

The Fourteenth Amendment provides for (1) certain modification to the Budget of Redevelopment Project Costs incorporated within the Plan and (2) certain modifications to the Sources of Funds described by the Plan.

**II. Specific Amendments**

The Briarcliff West Tax Increment Financing Plan shall be amended as follows:

**Amendment No. 1:** Delete Section II of the Plan, entitled “Summary” and insert in lieu thereof the following:

The Briarcliff West Tax Increment Financing Plan (this “Plan” or “Redevelopment Plan”) provides for the redevelopment of an area of approximately 360 acres generally located between the south side of Interstate 29, and the north side of the Missouri River from the Clay-Platte County Line on the west to and including land on the east side of U.S. Highway 169 (the “Redevelopment Area”) in Kansas City, Clay County, Missouri

(the “City”). This Plan provides for the development of the Redevelopment Area in 21 phases or “redevelopment project areas” (the Redevelopment Project Areas”<sup>1</sup>). This Plan contemplates that each of the 21 Redevelopment Project Areas will be separately designated by ordinance as Redevelopment Project Areas in conformance with TIF Act.

The City previously found the Redevelopment Area to be a blighted area pursuant to Chapter 353 of the Revised Statutes of Missouri. Likewise, the Redevelopment Area qualifies as blighted under the TIF Act. Economic data and conditions discussed herein indicate development will not occur within the Redevelopment Area without the adoption of this Plan. In addition, this Plan is feasible only if all 21 Redevelopment Project Areas are designated as such under the TIF Act. Accordingly, development of the initial Redevelopment Project Areas shall not impair the ability to designate subsequent phases as Redevelopment Project Areas. Furthermore, subject to the approval of the Commission, individual Redevelopment Project Areas may be redefined and remunerated by the Developer to meet market conditions and development demand.

This Plan calls for the development of the 21 Redevelopment Project Areas by the construction of approximately 700,000 square feet of office space; 90,000 square feet of retail space; 151 single family dwellings; 84 villas; 56 condominiums, 723 multi-family units; a 217 hotel rooms and a structured parking garages, together with all necessary utilities, street improvements, and appurtenances (the “Redevelopment Projects”). Subject to the approval of the Commission which shall not be unreasonably withheld, the Developer of the Redevelopment Area selected by the Commission may designate the size and location of structures and appurtenances thereto and may determine the final size and sequence that each of the Redevelopment Project Areas shall be designated as such, so long as the total square footage of all of the Redevelopment Project Areas and all of the commercial, office, residential, and warehouse structures constructed does not exceed the total square footage in the Plan. This Plan will make certain amount of payments in lieu of taxes (“PILOTS”) available for use to reimburse project costs on a pay-as-you-go basis or to retire bonds or other obligations which may be issued, the proceeds of which will be used to defray project costs. The total cost of the Plan is estimated to be \$496,375,727, of which \$133,373,961 may be reimbursed with Payments in Lieu of Taxes (PILOTS), Economic Activity Taxes (EATS) and Additional City EATS.

The total PILOTS and EATS generated by the Redevelopment Projects are estimated to be \$92,998,802. The total Additional EATS generated by Redevelopment Project 8 and 9 are estimated to be \$17,569,075. Total PILOTS , EATS and Additional EATS generated by the Plan equals approximately 20% of the total Redevelopment Project Costs, and if present-valued, would be much less. The developer has identified approximately \$131,567,038 of the project costs, including interest, as shown on Exhibit 7 , for which they would request reimbursement or funding out of bonds or other obligations. The identified reimbursable costs far exceed the available TIF revenue stream. All available TIF revenue is anticipated to be needed to reimburse eligible costs.

**Amendment No. 2:** Exhibit 7 to the Plan, entitled, “Estimated Redevelopment Project Costs”, shall be deleted in its entirety and replaced with Exhibit 7, attached hereto, entitled “Estimated Redevelopment Project Costs”.

**Amendment No. 3:** Exhibit 8 to the Plan, entitled, “Sources of Funds for all Estimated Redevelopment Project Costs”, shall be deleted in its entirety and replaced with Exhibit 8, attached hereto, entitled “Sources of Funds”.

**Exhibit 7**  
**Estimated Redevelopment Project Costs**

**See Attached**

EXHIBIT 7  
ESTIMATED REDEVELOPMENT PROJECT COSTS  
14th AMENDMENT

	Reimbursable Project Costs from PILOTS and EATS	Reimbursable Project Costs from Additional City EATS	13th Amendment Estimated Total Project Costs (All Project Areas)	Total Project Costs Variance 13th to 14th Amendment (All Project Areas)	13th Amendment Estimated Total Project Costs (All Project Areas)
<b>TIF PUBLIC IMPROVEMENT PHASES</b>					
1 Land Acquisition	1,711,840	-	1,711,840		1,711,840
2 Demolition	100,000	-	225,000		225,000
3 Construction (Hotel, Garage and Office) Office add for 220,000 msf bldg)	46,250,808	15,000,000	392,555,175		392,555,175
4 Mine Stabilization	8,547,006	-	9,636,920		9,636,920
5 Land Reclamation	827,937	-	6,612,500		6,612,500
6 Legal/Financial Fees & Project Contingencies (1)	3,506,923	-	1,700,000	1,806,923	3,506,923
7 Construction Contingencies (1)	1,358,849	-	13,914,138		13,914,138
8 TIF Bond Debt Service Payments	36,945,663	-	35,835,000		35,835,000
9 Developer Bond Expenses & Financing Costs (Est.)	19,124,935	-	32,378,231		32,378,231
	<b>118,373,961</b>	<b>15,000,000</b>	<b>494,568,804</b>	<b>1,806,923</b>	<b>496,375,727</b>
<b>TOTAL PROJECT COSTS</b>					
<b>RECAPITULATION OF REIMBURSABLE COSTS</b>					
LAND ACQUISITION	1,711,840	-			
TOTAL LAND ACQUISITION	<b>1,711,840</b>	-			
DEMOLITION	100,000	-			
TOTAL LAND DEMOLITION	<b>100,000</b>	-			
<b>PUBLIC WORKS PROJECTS</b>					
<b>CITY:</b>					
Briarcliff West Parkway (East)	748,483	-			
Briarcliff West Utilities (Under 169 Hwy)	107,765	-			
Briarcliff West Parkway (West)	3,157,796	-			
Utilities Relocation: KCP&L Power Lines, KCMO Sanitary Sewer Force Main & Life Station, Raw Water Line	419,654	-			
Mulberry South	2,492,538	-			
Mulberry North	4,206,641	-			
N. Platte Road (Hwy 9)	938,156	-			
Vivion Road (1/2 of street improvement. Cost)	1,335,070	-			
Vivion Road (Apartments)	411,513	-			
North Drainage Ditch	344,389	-			
Parkway Fountain	940,975	-			
Permits (7% of City Work - New Interchange: \$7,821,283)	547,490	-			
Garage					
Roadways, Commercial, Retail, Industrial (Total of \$7,252,002 Detailed by next 4 lines):					
Hilltop Office Site - Grading, Excavation, Utilities, Sitework, Retaining Walls, Hardscapes, Garages, Hotel, ATF	4,717,008	15,000,000			
Retail Site - Grading, Excavation, Utilities, Sitework, Waterlines, Retaining Walls, Hardscapes/Paving	4,008,579	-			
Industrial Site (3.05 Acres) - Fill Material, Grading, Wetlands, Storm Sewer Extns, KCP&L Utility Relocation	300,000	-			
Riverfront Industrial Site (41 Acres) - Roadways, Utilities, Site Work	6,888,344	-			
Riverfront-Wetland Mitigation & Wetland Construction	562,123	-			
Riverfront-Fill Material, Compaction & Testing	2,991,699	-			
<b>STATE:</b>					
Briarcliff West Interchange	4,101,647	-			
Southbound Missouri Highway 9 Off Ramp to Briarcliff Pkwy	4,791,800	-			
I-29/Vivion Road Ramp (1/2 Project Cost)	39,138	-			
TOTAL CONSTRUCTION (PUBLIC WORKS PROJECTS)	<b>46,250,808</b>	<b>15,000,000</b>			
<b>UNDERGROUND REPAIRS:</b>					
In Public ROW	8,272,006	-			
In Other Underground Areas	275,000	-			
TOTAL MINE STABILIZATION (UNDERGROUND REPAIRS)	<b>8,547,006</b>	-			
<b>LAND RECLAMATION</b>					
Land Reclamation	827,937	-			
Slope Stabilization	-	-			
Storm Water Detention	-	-			
TOTAL LAND RECLAMATION	<b>827,937</b>	-			
<b>LEGAL/FINANCIAL FEES</b>					
TOTAL LEGAL /FINANCIAL FEES	<b>3,506,923</b>	-			
<b>CONTINGENCIES:</b>					
Contingencies - Approximately 3% of Construction Costs	1,358,849	-			
TOTAL CONSTRUCTION CONTINGENCIES	<b>1,358,849</b>	-			
<b>DEVELOPER BOND EXPENSE &amp; FINANCING COSTS</b>					
Developer Bond Expense & Financing Costs	17,538,931	-			
TIF Administrative Fees	1,586,004	-			
TOTAL DEVELOPER BOND EXPENSE	<b>19,124,935</b>	-			
<b>TIF BOND DEBT SERVICE PAYMENTS</b>					
TOTAL TIF BOND DEBT SERVICE PAYMENTS	<b>36,945,663</b>	-			
<b>TOTAL REIMBURSABLE COSTS</b>	<b>118,373,961</b>	<b>15,000,000</b>			



**Exhibit 8**  
**Sources of Funds for all Estimated Redevelopment Project Costs**

1	Estimated Amount of Reimbursable Costs from PILOTS and EATS within proposed Redevelopment Project Areas	\$118,373,961
2	Estimated Amount of Reimbursable Costs from Additional EATS within proposed Redevelopment Project Areas	\$15,000,000
3	Estimated Private Investment and other Public Sources within proposed Redevelopment Project Area	\$ 363,001,766
<b>TOTAL</b>		<b>\$496,375,727</b>

**B. BONDS**

The total estimated amount of PILOTS and EATS over twenty-three years available to reimburse project costs is \$92,998,802. The total Additional EATS generated by Redevelopment Projects 8 and 9 are estimated to be \$17,569,075. The Commission may dedicate part or all of this amount to help support the issuance of bonds to pay or reimburse Redevelopment Project Costs.



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 251008

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

Approving the Fourteenth Amendment to the Briarcliff West Tax Increment Financing Plan.

### Discussion

This amendment modifies the budget to increase the reimbursable and total cost of the "Legal/Financial Fees & Project Contingencies" line item by \$1,808,823. This is the final action needed to prepare the Plan for termination. The reimbursable line-item increase is a result of a legal settlement between TIF Commission and the Developer. The legal settlement involved a total calculation of reimbursable project costs for finance fees related to a bond reissuance.

### Fiscal Impact

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

Plan Approval - Ordinance No. 65497. The Plan has been amended thirteen (13) times by the Council by Ordinance No. 911387, Ordinance No. 941342, Ordinance No. 970713, Ordinance No. 001595, Ordinance No. 040806, Ordinance No. 050093, Ordinance No. 060067, Ordinance No. 060826, Ordinance No. 070047, Ordinance No. 160237, Ordinance No. 160907, Ordinance No. 180357 and Ordinance No. 200636

## Service Level Impacts

No service level impacts identified.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No 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?  
Finalizes actions for the Plan, preparing it for future termination and surplus.
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 #: 251010**

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### ORDINANCE NO. 251010

Sponsor: City Manager's Office

Approving the Second Amendment to the Prospect North Tax Increment Financing Plan; and authorizing the City Manager to enter into a Reimbursement Agreement between City of Kansas City and the TIF Commission

WHEREAS, 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, Committee Substitute for Ordinance No. 140823, as amended on, June 18, 2015, Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, and by Committee Substitute for Ordinance No. 240045 on March 21, 2024 created commissions constituted pursuant to Section 99.820.2 (the "Kansas City TIF Commission") and Section 99.820.3 of the Act (the "Clay County KC TIF Commission"); and

WHEREAS, the City created the Administrative TIF Commission and has delegated all powers delegable under the Act, in particular powers enumerated in Section 99.820.1 RSMo., in connection with administering tax increment financing plans and projects to the Administrative TIF Commission, as provided in Code § 74-58; and

WHEREAS, on March 23, 2000, the City Council passed Committee Substitute for Ordinance No. 991307, as amended, which accepted the recommendations of the then applicable Kansas City TIF Commission and approved the Prospect North Tax Increment Financing Plan (the "Redevelopment Plan") and designated the Redevelopment Area described therein to be a blighted area (the "Redevelopment Area"); and

WHEREAS, the Redevelopment Plan was amended by Ordinance No. 031191 on February 19, 2004, which was then amended by Ordinance No. 041005 on September 16, 2004; and

WHEREAS, a Second Amendment to the Redevelopment Plan ("Second Amendment") was proposed to the Clay County KC TIF Commission, and the Clay County KC TIF Commission, having been duly constituted and its members appointed, after proper notice was given, met in a public hearing on October 8, 2025, and after it received comments of all

interested persons and taxing districts, (i) closed the public hearing, (ii) approved the Second Amendment and (iii) recommended that the City Council approve the Second Amendment; and

WHEREAS, the Second Amendment (A) modifies the Estimated Redevelopment Project Costs, (B) modifies the Sources of Funds, and (C) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Second Amendment is hereby approved and adopted as valid.

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 City Council hereby finds that good cause has been shown for the Second Amendment of the Plan and that the findings of the Council in Committee Substitute for Ordinance No. 991307, as amended, Ordinance No. 031191, and Ordinance No. 041005 except as expressly modified by the Second Amendment, are not affected by the Second Amendment and apply equally to the Second Amendment

Section 4. That the Council hereby finds that:

- a. The Second Amendment does not alter the previous finding of the Council in Ordinance No. 991307 that the Redevelopment Area as a whole is a blighted area, as defined in Section 99.805 of the Act, 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 Redevelopment Plan.
- b. The Redevelopment Plan, as amended by the Second Amendment, conforms to the comprehensive plan for the development of the City as a whole.
- c. The areas selected for Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project Improvements.
- d. The estimated dates of completion of the Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Redevelopment Plan, as amended by the Second Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project within the Redevelopment Area.
- e. The Redevelopment Plan, as amended by the Second Amendment, includes a plan for relocation assistance for businesses and residences.

- f. A cost-benefit analysis showing the impact of the Redevelopment Plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act.
- g. The Redevelopment Plan, as amended by the Second Amendment, does not include the initial development or redevelopment of any gambling establishment.
- h. A study has been completed and the findings of such study satisfy the requirements provided under Section 99.810, RSMo.

Section 5. That the Administrative TIF Commission is authorized to issue obligations in one or more series of bonds secured by Prospect North Tax Increment Financing Plan Account of the Special Allocation Fund to finance Redevelopment Project Costs identified by the Redevelopment Plan, as amended by the Second Amendment, 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 Administrative TIF Commission determines, to enter into such contracts and take all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan, as amended by the Second Amendment. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 to 99.865 of the Act, 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, the City Council approves the pledge of all payments in lieu of taxes and economic activity taxes generated within Redevelopment Projects 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 identified by the Redevelopment Plan, as amended by the Second Amendment, and authorizes the Administrative TIF Commission to pledge such funds on its behalf.

Section 7. The City Manager is authorized to execute a Reimbursement Agreement between the City and the Administrative TIF Commission to provide for the reimbursement to the City of unreimbursed debt service payments made by the City in connection with the City's financing of public improvements constructed pursuant to the Redevelopment Plan, as amended. A copy of the Reimbursement Agreement is attached hereto in substantial form.

..end

---

Approved as to form:

---

Emalea Kohler



Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 251010

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

Approving the Second Amendment to the Prospect North Tax Increment Financing Plan; and authorizing the City Manager to enter into a Reimbursement Agreement between City of Kansas City and the TIF Commission.

### Discussion

the Second Amendment (A) modifies the Estimated Redevelopment Project Costs, (B) modifies the Sources of Funds, and (C) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing. The purpose is to add \$935,000 reimbursible cost to the budget, allowing the city to recoup some of their ~\$17 million investment in public infrastructure & associated bond payments into the Plan.

This ordinance also authorizes the City Manager to negotiate and execute a Reimbursement Agreement between the City and the Commission to provide for the reimbursement to the City of unreimbursed debt service payments made by the City in connection with the City's financing of public improvements constructed pursuant to the Redevelopment Plan, as amended.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
TIF revenue
3. How does the legislation affect the current fiscal year?  
City can request \$935,000 reimbursment
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

One time reimbursement payment to Cityu

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

One time payment

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- |   |                              |  |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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

Plan was approved by Ordinance 991307 on March 23, 2000. Plan amended once by Ordinance 031191 on December 3, 2003.

## Service Level Impacts

No service level impacts identified

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
None 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?  
Reimburses city some money for their public improvement investment in the Plan area
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)

**251010**

**REIMBURSEMENT AGREEMENT**

**BETWEEN**

**THE TAX INCREMENT FINANCING COMMISSION**

**OF KANSAS CITY, MISSOURI**

**AND**

**THE CITY OF KANSAS CITY, MISSOURI,**

**FOR CERTAIN REIMBURSABLE PROJECT COSTS IDENTIFIED BY  
THE PROSPECT NORTH TAX INCREMENT FINANCING PLAN**

**August \_\_\_\_\_, 2025**

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## **REIMBURSEMENT AGREEMENT**

THIS REIMBURSEMENT AGREEMENT (this “Agreement”) is made as of October\_\_\_\_, 2025, between the TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI (the “Commission”) and the CITY OF KANSAS CITY, MISSOURI (the “City”), with respect to the following facts and objectives:

A. Pursuant to the Real Property Tax Increment Financing Allocation Act, Section 99.800 RSMo. 1988, et seq., as amended (“Act”), on March 23, 2000, the City Council (the “Council”) of the City of Kansas City, Missouri (the “City”), by way of Committee Substitute to Ordinance No. 991307, as amended, approved the Prospect North Tax Increment Financing Plan, which was subsequently amended on February 19, 2004 by Ordinance No. 031191, as amended on September 16, 2004, by Ord. 041005 (the “Prospect North TIF Plan”).

B. The Plan provides, among other things, for the construction of Maple Woods Parkway from M-1 Highway to Barry Road, including the intersection of Maple Woods Parkway and Missouri State Highway 1, construction of N. Agnes Avenue from Gladstone/Kansas City limit to N.E. 83<sup>rd</sup> Street, construction of N.E. 82<sup>nd</sup> Street from N. Agnes Road to Missouri Highway 1, and acquisition of right-of-way for the above-described Maple Woods Parkway, N. Agnes Avenue, and N.E. 82<sup>nd</sup> Street improvements and other related public infrastructure improvements, such as storm water retention, landscaping, and street upgrades (collectively, the “Prospect North Public Improvements”) and (2) the reimbursement of certain costs related to such Prospect North Public Improvements.

C. Pursuant to that certain Trust Indenture, dated September 1, 2001, between the Kansas City Municipal Assistance Corporation (the “Corporation”) and First Bank of Missouri, as trustee, the Corporation issued its Kansas City Municipal Assistance Corporation Leasehold Revenue Bonds (Kansas City, Missouri) Series 2001B-1 in the original aggregate amount of \$20,205,000 (the “Series 2001 Bonds”) for the purpose of financing the costs of acquiring, designing, and constructing certain public infrastructure improvements, including the Prospect North Public Improvements.

D. Pursuant to that certain Trust Indenture, dated April 1, 2010, between the City and First Bank of Missouri, as trustee, the City issued its Special Obligation Bonds (Kansas City, Missouri Projects) Series 2010B in the original principal amount of \$19,880,000 (the “Series 2010 Bonds”), for the purpose of refunding the Series 2001 Bonds, together with (1) Leasehold Revenue Bonds (Metropolitan Ambulance Services Trust Facility Project) Series 1996A previously issued by the Land Clearance for Redevelopment Authority of Kansas City, Missouri (the “LCRA”) in the original aggregate principal amount of \$8,255,000 (the “Series 1996A Bonds”), pursuant to the Trust Indenture dated as of February 1, 1996 (the “Series 1996A Indenture”) between LCRA and The Bank of New York Mellon Trust Company, N.A., formerly Boatmen’s Trust Company, as trustee and (2) the Corporation’s previously issued Leasehold Revenue Bonds (City of Kansas City, Missouri, Lessee) Series 1999A in the original aggregate principal amount of \$7,950,000 (the “Series 1999A Bonds”).

E. The City, pursuant to Ordinance No. \_\_\_\_\_, approved the Second Amendment to the Prospect North TIF Plan (the “Second Amendment to the Prospect North TIF Plan”), which



provides, in part, for certain modifications to the Estimated Project Costs described therein, including increasing the amount of reimbursable project costs related to unreimbursed debt service payments made by the City, which were not sourced with payments in lieu of taxes and economic activity taxes generated within the redevelopment area described by the Prospect North TIF Plan (“TIF Revenue”), for the portion of the debt service on the Series 2001 Bonds and the Series 2010 Bonds that relate to the financing of the Prospect North Public Improvements (the “Unreimbursed Portion of Debt Service related to the Prospect North Public Improvements”).

F. Pursuant to the Second Amendment to the Prospect North TIF Plan, the City and the Commission desire to enter into this Agreement to provide for the Commission to reimburse the City for its Unreimbursed Portion of Debt Service related to the Prospect North Public Improvements.

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Commission and the City agree as follows:

## **ARTICLE I DEFINED TERMS**

Section 1.1 **Defined Terms.** As used in this Agreement, the following terms shall have the following meanings:

(a) “Act” shall mean Real Property Tax Increment Allocation Redevelopment Act, Mo. Rev. Stat. § 99.800 et seq. (1982, as amended).

(b) “Agreement” shall mean this Reimbursement Agreement.

(c) “City” shall mean the City of Kansas City, Missouri.

(d) “Commission” shall mean the Tax Increment Financing Commission of Kansas City, Missouri.

(e) “Corporation” shall mean the Kansas City Municipal Assistance Corporation.

(f) “Prospect North Public Improvements” shall mean the construction of Maple Woods Parkway from M-1 Highway to Barry Road, including the intersection of Maple Woods Parkway and Missouri State Highway 1, construction of N. Agnes Avenue from Gladstone/Kansas City limit to N.E. 83rd Street, construction of N.E. 82nd Street from N. Agnes Road to Missouri Highway 1, and acquisition of right-of-way for the above-described Maple Woods Parkway, N. Agnes Avenue, and N.E. 82nd Street improvements and other related public infrastructure improvements, such as storm water retention, landscaping, and street upgrades.

(g) “Prospect North TIF Plan” shall mean the Prospect North Tax Increment Financing Plan, as approved by Committee Substitute to Ordinance No. 991307, as amended, and amended by Ordinance No. 031191 and Ordinance No. 041005.

(h) “Series 2001 Bonds” shall mean Kansas City Municipal Assistance Corporation Leasehold Revenue Bonds (Kansas City, Missouri) Series 2001B-1 in the original aggregate principal amount of \$20,205,000.

(i) “Series 2010 Bonds” shall mean the City’s Special Obligation Bonds (Kansas City, Missouri Projects) Series 2010B in the original aggregate principal amount of \$19,880,000.

(j) “TIF Revenue” shall mean payments in lieu of taxes and economic activity taxes generated within the redevelopment area described in the Prospect North TIF Plan.

(k) “Unreimbursed Portion of Debt Service related to the Prospect North Public Improvements” shall mean the portion of the debt service on the Series 2001 Bonds and/or the Series 2010 Bonds that relate to the financing of the Prospect North Public Improvements and that was paid by the City, but which was neither sourced with TIF Revenue, nor reimbursed by the Commission with TIF Revenue in an amount not to exceed \$935,000.

Section 1.2 **Undefined Terms.** Any capitalized terms undefined by this Article shall the meanings ascribed to them under the Act.

## **ARTICLE II REPRESENTATIONS**

Section 2.1 **Representations by the Commission.** The Commission represents and warrants to the City as follows:

(a) Organization and Authority. The Commission (i) is a real property tax increment financing commission duly organized and existing under the Act, (ii) has lawful power and authority to enter into, execute, and deliver this Agreement, and to carry out its obligations hereunder, and (iii) by all necessary action has been duly authorized to execute and deliver this Agreement acting by and through its duly authorized officers.

(b) No Defaults or Violations. The execution and delivery of this Agreement by the Commission will not result in a breach of any of the terms of, or constitute a default under, any agreement or instrument to which the Commission is a party or by which it or any of its property is bound or its bylaws or any of the constitutional or statutory laws, rules, or regulations applicable to the Commission or its property.

(c) No Litigation. To the knowledge of the Commission, there is no litigation or proceeding pending or threatened against the Commission or any other person affecting the right of the Commission to execute or deliver this Agreement or the ability of the Commission to comply with its obligations under this Agreement. Neither the execution and delivery of this Agreement by the Commission, nor compliance by the Commission with its obligations under this Agreement, require the approval of any regulatory body, any parent company, or any other entity, which approval has not been obtained.

Section 2.2 **Representations by the City.** The City represents and warrants to the Commission as follows:

(a) Organization and Authority. The City (i) is a constitutionally chartered municipal corporation validly existing under the laws of the State of Missouri, (ii) has lawful power and authority to enter into, execute, and deliver this Agreement and to carry out its obligations hereunder, and (iii) by all necessary action has been duly authorized to execute and deliver this Agreement, acting by and through its duly authorized officers.

(b) No Defaults or Violations. The execution and delivery of this Agreement by the City will not conflict with or result in a breach of any of the terms of, or constitute a default under, any agreement or instrument to which the City is a party or by which it or any of its property is bound, or any of the laws, rules or regulations applicable to the City or its property.

(c) No Litigation. To the knowledge of the City, there is no litigation or proceeding pending or threatened against the City or any other person affecting the right of the City to execute this Agreement or to otherwise comply with the obligations under this Agreement. Neither the execution and delivery of this Agreement by the City, nor compliance by the City with its obligations under this Agreement, require the approval of any regulatory body or any other entity, which approval has not been obtained.

Section 2.3 **Survival of Representations.** All representations of the City and Commission contained in this Agreement or in any certificate or other instrument delivered by the City or the Commission pursuant to this Agreement, or in connection with the transactions contemplated thereby, shall survive the execution and delivery thereof.

### **ARTICLE III REIMBURSEMENT OF REDEVELOPMENT PROJECT COSTS**

Section 3.1 **Submission of Evidence of Payment of Reimbursable Project Costs.** Within sixty (60) days of the execution of this Agreement, the City shall submit to the Commission evidence of its payment of debt service related to the Series 2001 and 2010 Bonds for which the Commission neither advanced TIF Revenue to the City for such payments or reimbursed the City for such payments made by the City.

Section 3.2 **Covenants of the Commission.** The Commission hereby covenants and agrees:

(a) within sixty (60) days of its receipt of evidence from the City, as provided by Section 3.1, to exert reasonable efforts to retain an independent accounting firm (“Cost Certifier”) to examine, determine, and confirm that the City made debt service payments on the Series 2001 Bonds and the Series 2010 that relate to the debt service portion for the Prospect North Public Improvements and that such payments were neither sourced with TIF Revenue, nor previously reimbursed to the City by the Commission with TIF Revenue; and

(b) if, and only if, the Commission determines, upon consultation with its Cost Certifier, that, notwithstanding the Commission’s Certification of Costs and Reimbursement Policy that requires that costs be submitted within two years from the substantial completion of

the improvement to which such costs relate, the City made debt service payments on the Series 2001 Bonds and/or the Series 2010 Bonds that relate to the portion of the debt service that financed the Prospect North Public Improvements and that such payments were neither sourced with TIF Revenue, nor reimbursed by the Commission with TIF Revenue, the Commission, within thirty (30) days of such determination, shall reimburse the City the Unreimbursed Portion of Debt Service related to the Prospect North Public Improvements.

**Section 3.3 Covenants of the City.** The City hereby covenants and agrees the City shall provide all such documentation requested by the Commission and its Cost Certifier to examine and determine whether the City made debt service payments on the Series 2001 Bonds and/or the Series 2010 Bonds that relate to the portion of the debt service that financed the Prospect North Public Improvements and that such payments were neither sourced with TIF Revenue, nor reimbursed with TIF Revenue by the Commission.

#### **ARTICLE IV MISCELLANEOUS**

**Section 4.1 Term of Agreement.** This Agreement shall be effective from and after its execution and delivery and shall continue in full force and effect until the earlier of (a) the payment of Unreimbursed Portion of Debt Service related to the Prospect North Public Improvements, or (b) the termination of this Agreement in accordance with Section 4.3 (the “Term”).

**Section 4.2 Breach; Compliance.** If any party (the “Breaching Party”) does not comply with provisions of this Agreement, in that the Breaching Party shall do, permit to be done, or fail or omit to do, or fail or omit to have done, anything contrary to or required of it by this Agreement, and if, within ten (10) days after notice of such default by any one of the other parties (the “Non Breaching Party”), the Breaching Party shall not have cured such default or commenced such cure and be diligently pursuing the same if such cure would reasonably take longer than said ten (10) day period, then the Non Breaching Party may institute such proceedings as may be necessary in its opinion to cure the default including, but not limited to, proceedings to compel specific performance by the Breaching Party.

The rights and remedies of the parties to this Agreement, whether provided by law or by this Agreement, shall be cumulative and the exercise by Non Breaching Party of any one or more of such remedies shall not preclude the exercise by it, at the same or different times, of any other remedies for the same default or breach. No waiver made by the Non Breaching Party shall apply to obligations beyond those expressly waived.

If any action is instituted by any party hereto to enforce this Agreement, the prevailing party or parties shall be entitled to recover any and all costs, fees, and expenses, including reasonable attorneys’ fees incurred, in addition to any other damages that may be awarded in that action, provided that any financial obligation on the City is subject to appropriation of funds by the City Council.

**Section 4.3 Termination of Agreement.** In the event that (a) the Prospect North TIF Plan is not amended to include the Unreimbursed Portion of Debt Service related to the Prospect North Public Improvements as a reimbursable redevelopment project cost by February 28, 2026

or (b) the Commission's Cost Certifier is unable to confirm the Unreimbursed Portion of Debt Service related to the Prospect North Public Improvements by April 30, 2026 this Agreement may be terminated.

**Section 4.4 Notices.** All written notices required by this Agreement shall be in writing and shall be served either personally or by certified mail, or by any other delivery service which obtains a receipt for delivery unless any such notice is required by law and such law provides a different form of delivery or service. Any such notice or demand served personally shall be delivered to the party being served (provided that such notice may be delivered to the receptionist or any other person apparently in charge of such party's office at its address hereinafter set forth), and shall be deemed complete upon the day of actual or attempted delivery, as shown by an affidavit of the person so delivering such notice. Any notice so served by certified mail shall be deposited in the United States Mail with postage thereon fully prepaid and addressed to the party or parties so to be served at its address hereinafter stated, and service of any such notice by certified mail shall be deemed complete on the date of actual or attempted delivery as shown by the certified mail receipt. Service of any such notice by another delivery service shall be deemed complete upon the date of actual or attempted delivery as shown on the receipt obtained by such delivery service.

Any notice to the Commission shall be addressed to:

Tax Increment Financing Commission  
of Kansas City, Missouri  
300 Wyandotte, Suite 400  
Kansas City, Missouri 64105  
Attn: Executive Director

with a copy to:

Bryan Cave Leighton Paisner LLP  
3800 One Kansas City Place  
1200 Main Street  
Kansas City, Missouri 64105  
Attn: Wesley O. Fields, Esq.

Notices to the City shall be addressed to:

City of Kansas City, Missouri  
City Hall  
414 E. 12<sup>th</sup> Street, 29<sup>th</sup> Floor  
Kansas City, Missouri 64105  
Attn: City Manager

with a copy to:

City of Kansas City, Missouri  
Law Department  
City Hall  
414 E. 12<sup>th</sup> Street, 28<sup>th</sup> Floor  
Kansas City, Missouri 64106

Each party shall have the right to specify that notice be addressed to any other address by giving to the other party ten (10) days written notice thereof.

**Section 4.5 Audit.** The City Auditor and the City's Internal Auditor shall have the right to audit this Agreement and all books, documents, and records relating thereto. The Commission and the City shall maintain all its books, documents, and records relating to this Agreement during the Term of this Agreement and for three (3) years thereafter. The books, documents, and records of the Commission and the City in connection with this Agreement shall be made available to the City Auditor and the City's Internal Auditor, within ten (10) days after the written request is made.

**Section 4.6 Performance Date Not a Business Day.** If any date for the taking of any action hereunder is on a Saturday, Sunday, or business holiday of the City, then such action shall be taken, on the first business day thereafter with the same force and effect as if made on the date fixed for payment or performance.

**Section 4.7 Binding Effect.** This Agreement shall inure to the benefit of and shall be binding upon the City and the Commission and their respective successors and assigns.

**Section 4.8 Amendments, Changes and Modifications.** This Agreement may not be effectively amended, changed, modified, altered, or terminated without the prior concurring written consent of all the parties hereto.

**Section 4.9 Execution in Counterparts.** This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

**Section 4.10 No Pecuniary Liability.** All covenants, obligations, and agreements of the City and the Commission contained in this Agreement shall be effective to the extent authorized and permitted by applicable law. No such covenant, obligation, or agreement shall be deemed to be a covenant, obligation, or agreement of any present or future director, officer, agent, or employee of the City or the Commission in other than their official capacity.

**Section 4.11 Entire Agreement.** This Agreement constitutes the entire agreement and understanding between the parties with respect to the subject matter hereof, and supersedes and replaces any and all prior oral agreements or written agreements, arrangements, and understandings relating thereto.

**Section 4.12 Severability.** If any provision of this Agreement, or any covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into or taken thereunder, or any application of such provision, is for any reason held to be illegal or invalid,

such illegality or invalidity shall not affect any other provision of this Agreement or any other covenant, stipulation, obligation, agreement, act or action, or part thereof, made, assumed, entered into, or taken, each of which shall be construed and enforced as if such illegal or invalid portion were not contained herein. Such illegality or invalidity of any application thereof shall not affect any legal and valid application thereof, and each such provision, covenant, stipulation, obligation, agreement, act or action, or part thereof, shall be deemed to be effective, operative, made, entered into, or taken in the manner and to the full extent permitted by law.

Section 4.13 **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed pursuant to due authority as of the date first above set forth.

TAX INCREMENT FINANCING COMMISSION  
OF KANSAS CITY, MISSOURI

ATTEST:

\_\_\_\_\_  
Heather A. Brown, Secretary

By: \_\_\_\_\_  
Alissia R. Canady, Chair

Approved as to form:

\_\_\_\_\_  
Wesley O. Fields  
Counsel to the Commission



THE CITY OF KANSAS CITY, MISSOURI

By: \_\_\_\_\_

Name: Mario Vasquez

Title: City Manager

Approved as to form:

\_\_\_\_\_  
Emalea Kohler, Assistant City Attorney



## Legislation Text

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**File #: 251026**

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### ORDINANCE NO. 251026

Sponsor: Mayor Quinton Lucas and City Manager

Amending Chapter 2, Code of Ordinances, “Administration,” by repealing and replacing Section 2-89 for the purpose of clarifying authority over employees in the administrative service and reauthorizing and amending the City Manager’s authority to enter into severance agreements with unclassified employees.

WHEREAS, Section 218 of the City’s Charter establishes the City Manager as the Chief Administrative Office of the City; and

WHEREAS, Section 220(a)(1) of the City’s Charter includes “supervise the administration of the affairs of the City” in its authority and duties of the City Manager; and

WHEREAS, in Resolution No. 961329, the City Council affirmed its commitment to the city manager form of government and Council’s responsibility, acting as a whole, to setting policy and priorities of the City; and

WHEREAS, the Red Flag Commission (“the Commission”), commissioned in 1996 in response to charges of corruption involving elected officials, reiterated that the role of Council is legislative and policy making duties for the City and stated that the Council must not inappropriately direct City staff; and

WHEREAS, the Commission also included in its report a recommendation that the City Manager should help clarify structure for enforcement of proper contact between Council and employees; and

WHEREAS, the City Manager recommends that the City Council codify its commitment to recognizing the City Manager’s authority over administrative affairs specifically related to the employment and removal of City staff and Council’s communications with City staff; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 2, Code of Ordinances, “Administration” is amended by repealing and replacing Section 2-89 to read as follows:

**Sec. 2-89. Administration of Employees.**

(a) *Interaction between council members and staff.* Except as authorized by the charter, neither the council nor any city council member shall give orders or directives to any of the subordinates of the city manager in the departments of administrative service, either publicly or privately. Any orders or directives shall be addressed to the City Manager. This provision is not intended to prevent the council or any city council member from making direct inquiry or requests for information that is already consistent with a department's work program or normal work process from the City Manager's subordinates

(b) *Authority for Employment Decisions.* The city manager is solely responsible for all decisions regarding employees and officers of the administrative service. Neither the council nor any of its committees or members shall dictate or attempt to dictate any person's appointment to, or removal from, office or employment by the city manager or any of the city manager's subordinates, or in any manner interfere in the appointment of officers and employees in the departments of administrative service.

(c) *Authority for Severance Agreements.* The city manager is authorized to execute severance agreements with the employees in the unclassified service who have been appointed by the city manager and who have been employed with the city for one or more continuous years of service. Such severance agreements may include payment up to an amount equal to the employee's annual base salary and other benefits to be provided upon the employee's departure from the city. Such agreement shall include a release and waiver of any claims against the city, its employees, officers, and agents by the departing employee. Any employee entering into such an agreement shall not be eligible for rehire at the City for a period of at least five years. Employees who retire or are terminated for cause shall not be eligible for severance pay or benefits under this provision. This section shall not be interpreted to create any third-party rights.

..end

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Approved as to form:

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Katherine Chandler  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 251026

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

Amending Chapter 2, Code of Ordinances, “Administration,” by repealing and replacing Section 2-89 for the purpose of clarifying authority over employees in the administrative service and reauthorizing and amending the City Manager’s authority to enter into severance agreements with unclassified employees;

### Discussion

Section 218 of the City’s Charter establishes the City Manager as the Chief Administrative Office of the City, and section 220(a)(1) of the City’s Charter includes “supervise the administration of the affairs of the City” in its authority and duties of the City Manager.

In Resolution 961329, the City Council affirmed its commitment the city manager form of government and Council’s responsibility, acting as a whole, to setting policy and priorities of the City, and the Red Flag Commission (“the Commission”), commissioned in 1996 in response to charges of corruption involving elected officials, reiterated that the role of Council is legislative and policy making duties for the City and stated that the Council must not inappropriately direct City staff. The Commission also included in its report a recommendation that the City Manager should help clarify structure for enforcement of proper contact between Council and employees, and recommended that the Council annually reaffirm its commitment to Resolution 961329. The Council did reaffirm its commitment to Resolution 961329 in Ordinance 971184 and Resolutions 980050, 990247, and 010921, but it has not done so since 2001 and desires to codify its commitment to recognizing the City Manager’s authority over administrative affairs specifically related to the employment and removal of City staff and Council’s communications with City staff.

### Fiscal Impact

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

2. What is the funding source?

There is no financial element

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.

No

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?  
Finance and Governance (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

- ☒ Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
- ☐ Engage in workforce planning including employee recruitment, development, retention, and engagement.
- ☐ Foster a solutions-oriented, welcoming culture for employees and City Partners.
- ☐
- ☐



## Prior Legislation

Resolution 961329 in Ordinance 971184 and Resolutions 980050, 990247, and 010921

## Service Level Impacts

None

## 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?  
No
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.

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)

COMPARED VERSION  
NEW ORDINANCE TO CODE BOOKS

ORDINANCE NO. 251026

Amending Chapter 2, Code of Ordinances, “Administration,” by repealing and replacing Section 2-89 for the purpose of clarifying authority over employees in the administrative service and reauthorizing and amending the City Manager’s authority to enter into severance agreements with unclassified employees.

WHEREAS, Section 218 of the City’s Charter establishes the City Manager as the Chief Administrative Office of the City; and

WHEREAS, Section 220(a)(1) of the City’s Charter includes “supervise the administration of the affairs of the City” in its authority and duties of the City Manager; and

WHEREAS, in Resolution No. 961329, the City Council affirmed its commitment to the city manager form of government and Council’s responsibility, acting as a whole, to setting policy and priorities of the City; and

WHEREAS, the Red Flag Commission (“the Commission”), commissioned in 1996 in response to charges of corruption involving elected officials, reiterated that the role of Council is legislative and policy making duties for the City and stated that the Council must not inappropriately direct City staff; and

WHEREAS, the Commission also included in its report a recommendation that the City Manager should help clarify structure for enforcement of proper contact between Council and employees; and

WHEREAS, the City Manager recommends that the City Council codify its commitment to recognizing the City Manager’s authority over administrative affairs specifically related to the employment and removal of City staff and Council’s communications with City staff; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 2, Code of Ordinances, “Administration” is amended by repealing and replacing Section 2-89 to read as follows:

**Sec. 2-89. Administration of Employees.**

(a) *Interaction between council members and staff.* Except as authorized by the charter, neither the council nor any city council member shall give orders or directives to any of the subordinates of the city manager in the departments of administrative service, either publicly or privately. Any orders or directives shall be addressed to the City Manager. This provision is not



intended to prevent the council or any city council member from making direct inquiry or requests for information that is already consistent with a department's work program or normal work process from the City Manager's subordinates

(b) *Authority for Employment Decisions.* The city manager is solely responsible for all decisions regarding employees and officers of the administrative service. Neither the council nor any of its committees or members shall dictate or attempt to dictate any person's appointment to, or removal from, office or employment by the city manager or any of the city manager's subordinates, or in any manner interfere in the appointment of officers and employees in the departments of administrative service.

(c) *Authority for Severance Agreements.* The city manager is authorized to execute severance agreements with the employees in the unclassified service who have been appointed by the city manager and who have been employed with the city for one or more continuous years of service. Such severance agreements may include payment up to an amount equal to the employee's annual base salary and other benefits to be provided upon the employee's departure from the city. Such agreement shall include a release and waiver of any claims against the city, its employees, officers, and agents by the departing employee. Any employee entering into such an agreement shall not be eligible for rehire at the City for a period of at least five years. Employees who retire or are terminated for cause shall not be eligible for severance pay or benefits under this provision. This section shall not be interpreted to create any third-party rights.

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Approved as to form:

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Katherine Chandler  
Senior Associate City Attorney



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**File #: 251027**

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### ORDINANCE NO. 251027

Sponsor: Mayor Quinton Lucas

Providing for submission to the qualified voters of the City for their approval at an election called for April 7, 2026, the question of authorizing the issuance of waterworks revenue bonds of the City in the principal amount of \$750,000,000.00 for the purpose of rehabilitating, improving and extending the waterworks system of the City, including acquiring necessary land and rights of way, in order to provide for its continuing operation and to maintain compliance with federal, state and judicial requirements; directing the City Clerk to notify the responsible election authorities of this election; declaring the City's intention to set rates; declaring the City's intention to reimburse itself from revenue bond proceeds for bond related expenditures; recognizing this ordinance to have an accelerated effective; and establishing an effective date for the voter authorization.

WHEREAS, an election may be held throughout Kansas City on April 7, 2026; NOW, THEREFORE,

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. ELECTION CALLED. An election is hereby called and shall be held in Kansas City, Missouri, on April 7, 2026, at which election there shall be submitted to the qualified electors of Kansas City, Missouri, the question of authorizing the issuance of waterworks revenue bonds by the City in the principal amount of \$750,000,000.00 for the purpose of rehabilitating, improving and extending the waterworks system of the City, including acquiring necessary land and rights of way.

Section 2. BALLOT LANGUAGE. The ballot language shall be in substantially the following form:

#### QUESTION \_\_\_\_\_ SHALL THE FOLLOWING BE APPROVED?

Shall the City of Kansas City, Missouri issue waterworks revenue bonds in the principal amount of \$750,000,000.00 for the purpose of rehabilitating, expanding and improving of the City's waterworks system, including acquiring necessary land and rights of way, in order to provide for its continuing operation and to maintain compliance with federal, state and judicial requirements, with the principal of and interest on said revenue bonds to be payable solely from the

revenues derived by the City from the operation of its waterworks system, including all future rehabilitations, improvements and expansions thereto?

\_\_\_\_\_ Yes  
\_\_\_\_\_ No

The voter who desires to vote in favor of this proposition shall place an X in the box opposite Yes. The voter who desires to vote against this proposition shall place an X in the box opposite No.

Section 3. DELIVERY OF ORDINANCE BY CITY CLERK TO ELECTION AUTHORITIES. The City Clerk shall deliver certified copies of this ordinance and notice of election to the Board of Election Commissioners of Kansas City, Missouri, to the Board of Election Commissioners of Clay County, Missouri, to the Board of Election Commissioners of Platte County, Missouri, and to the County Clerk of Cass County, Missouri, which shall be the authority of the respective election authorities of the City to submit the question to the electors of Kansas City as herein provided and to give public notice thereof as provided by law.

Section 4. ELECTION NOTICE. That the notice of election shall read as follows:

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NOTICE OF ELECTION  
CITY OF KANSAS CITY, MISSOURI

Notice is hereby given that the City of Kansas City has called an election to be held in the City on April 7, 2026, between the hours of 6:00 a.m. and 7:00 p.m. C.D.T., at which election all qualified voters residing within the City of Kansas City, Missouri, will be given the opportunity to vote.

The official ballot will be in substantially the following form:

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QUESTION \_\_\_\_\_  
SHALL THE FOLLOWING BE APPROVED?

Shall the City of Kansas City, Missouri issue waterworks revenue bonds in the principal amount of \$750,000,000.00 for the purpose of rehabilitating, expanding and improving the City's waterworks system, including acquiring necessary land and rights of way, in order to provide for its continuing operation and to maintain compliance with federal, state and judicial requirements, with the principal of and interest on said revenue bonds to be payable solely from the revenues derived by the City from the operation of its waterworks system, including all future rehabilitations, improvements and expansions thereto?

\_\_\_\_\_ Yes  
\_\_\_\_\_ No

*[Instructions to voters will be supplied by the election authorities.]*

\_\_\_\_\_  
A full and complete copy of Ordinance No. \_\_\_\_\_, submitting the above question to the electorate is on file in the office of the City Clerk of Kansas City, Missouri, where the same is open for inspection and copying.

The polling places for the election will be *[insert list of polling places in last publication only.]*

\_\_\_\_\_

I hereby certify that the foregoing is the legal notice to be published pursuant to Section 115.127, RSMo.

Given under my hand and the official seal of the City of Kansas City, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

(SEAL)

\_\_\_\_\_  
Marilyn Sanders  
City Clerk, City of Kansas City, Missouri

Before me, a notary public, personally appeared Marilyn Sanders, to me known to be the City Clerk of the City of Kansas City, Missouri, and the person who acknowledged to me that she executed the same for the purposes therein stated.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

Section 5. RATE SETTING. The authorization of the waterworks revenue bonds will authorize the City to fix, establish, maintain and collect rates and charges for the services provided by the City through its waterworks system, including all rehabilitations, extensions and improvements thereto hereafter constructed or acquired by the City, in addition to the other rates and charges for such services provided by law, as will produce income and revenues sufficient to provide funds to pay the costs of operation and maintenance of said waterworks system and the principal of and interest on the waterworks revenue bonds as they become due and to provide for the establishment of reasonable reserves therefor. The Council states its intention to structure the

issuance of the bonds so as to minimize the impact on ratepayers, while continuing to make necessary improvements and extensions to the waterworks system.

Section 6. REIMBURSEMENT. The City has made and expects to make expenditures on and after the date of passage of this Ordinance in connection with the rehabilitations, improvements and extensions to the waterworks system of the City, and the City intends to reimburse itself for such expenditures with the proceeds of the waterworks revenue bonds. The maximum principal amount of waterworks revenue bonds expected to be issued is \$750,000,000.00.

Section 7. ACCELERATED EFFECTIVE DATE RECOGNIZED. This ordinance, calling for an election and providing for the submission of a question to the people of Kansas City, Missouri, is hereby recognized to have an accelerated effective date within the meaning of Section 503(a)(3)(A) of the Charter because it calls an election and provides for the submission of proposals to the people, and as such take effect in accordance with Section 503.

Section 8. EFFECTIVE DATE. If a majority of the qualified voters voting at said election shall vote in favor of the question, then the authority of the Council to sell said waterworks revenue bonds shall become effective immediately upon certification of the election results by the election authorities.

..end

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Approved as to form:

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Samuel Miller  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 251027

Submitted Department/Preparer: Water

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

After the March 27<sup>th</sup>, 2025 water revenue bond sale, the Water Utility has only \$15 million in remaining authorization from the April 8<sup>th</sup>, 2014 Revenue Bond Authorization. In order to continue to finance debt at low interest rates for Water Utility capital projects, the utility needs to obtain a new \$750 million revenue bond authority from the voters of Kansas City, Missouri. This ordinance would put that initiative on the ballot on April 7, 2026.

### Discussion

For a capital intensive utility, revenue bond financing is the lowest cost method of financing capital projects that BOTH current and future ratepayers will realize the benefits from. It also enables a utility to plan for and stabilize rate increases by spreading costs out over longer periods of time.

The Water Utility's Plan of Finance (long term financial model) projects the use of revenue bond financing as a low cost method to pay for future capital projects that rehabilitate, improve and extend the drinking water system. In addition, water revenue bond authorization enables the Water Utility to use the State of Missouri's State Revolving Fund program and borrow at reduced market interest rates.

KC Water's Water Capital Plan calls for over \$1 billion in capital projects (not including the South Water Supply Resiliency Project) between now and FY2031. Approximately 75% (\$750 million) of those projects will need to be financed with water revenue bonds.

However, in order to utilize water revenue bond financing, the voters of Kansas City, Missouri must approve it. In the last water revenue bond authority election (April 8, 2014), 79% of the voters (20,330 out of 25,605 cast) approved the request.

## Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
There is no funding source as this ordinance calls for an initiative to be put on the April 7, 2025 ballot.
3. How does the legislation affect the current fiscal year?  
The legislation does not affect the current year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No because it puts an initiative on the ballot to the voters of Kansas City. However, each time the Water Utility needs to issue water revenue bonds in the future, it will have to submit an ordinance to the Council requesting a specific amount for a bond sale against the outstanding authorization. In addition, the Water Utility will need to include in each water revenue bond sale ordinance, the projects in the capital plan that will be financed with revenue bond proceeds each time a sale needs to be approved by the Council. The fiscal impact of each bond sale will be different because it will be based on the interest rate and the size of the bond at the time of sale.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This legislation does not generate revenue. Rather it puts an initiative on the ballot to the voters for permission to issue future water revenue bonds against a set authorized amount.

### 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)

N/A

## 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.
  - ☐ 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

Water Revenue Bond Authorization Ordinance for April 8, 2014 Ballot Initiative

## Service Level Impacts

This ordinance calling for a Water Revenue Bond Authorization ballot initiative, if passed by the voters of Kansas City, Missouri, will enable the Water Utility to continue to meet customer service levels and rehabilitate, improve and extend the drinking water system at the lowest cost possible to ratepayers.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This ordinance for a ballot initiative will allow the citizens of Kansas City, Missouri to have a direct positive impact on the Water Utility's ability to continue to deliver clean drinking water in a low cost manner and make improvements to the drinking water system that continue positive health benefits for all citizens of Kansas City, Missouri.
2. How have those groups been engaged and involved in the development of this ordinance?



The Water Utility plans to engage the public in a series of community meetings on the benefits of utilizing water revenue bond authorization as a low cost form of financing projects in the Utility's capital plan.

3. How does this legislation contribute to a sustainable Kansas City?  
This ordinance for a ballot initiative for water revenue bond authorization, if approved by the voters, will help the Utility continue to meet its environmental obligations of delivering clean drinking water while utilizing low cost financing.

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 calls for a ballot initiative to be put the voters for approval.

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)



# Ordinance 251027

# Water Revenue Bond Authorization

# Ballot Initiative

December 9, 2025



# Benefits of Revenue Bond Authorization

- Lowest cost of financing for meeting capital requirements
- Integral factor in the annual rate increase plan
- Enables Water utility to use the State Revolving Drinking Water Fund (SRF) Program
- Authorization signifies to existing and future bondholders that the utility will continue to be able to meet its financial obligations and have access to best possible borrowing rates in the municipal debt markets
- If approved in April, enables the Water utility to use the lowest cost of financing for future capital projects over the next few years.

# Consequences of Not Adopting Revenue Bond Authorization Ballot Initiative

- Forces the Water Utility to use more costly forms of debt financing to meet current and future capital requirements
  - Utility would have to use Appropriation Debt, resulting in a higher interest cost to ratepayers
- Would miss out utilizing subsidized SRF loans through Missouri DNR
  - Water utility would be at a disadvantage when competing against other communities that currently have revenue bond authorization
- Higher debt service costs (due to lack of revenue bond authorization) will negatively impact the Water Utility's debt service coverage ratio, a major variable that factors into the utility's bond rating (currently AA)
- Sends a negative message to existing and future bondholders and the municipal debt market that the City is acting in a fiscally irresponsible manner by not pursuing the lowest form of debt financing (revenue bonds)

# Public Support for Revenue Bonds

- 79% majority vote in April 2014 to authorize the issuance of \$500 million in water revenue bonds
- 79% majority vote in April 2022 to authorize the issuance of \$750 million in wastewater revenue bonds

Water Bonds				
	<u>Used</u>	<u>Issued to Date</u>	<u>Authorization</u>	
April 2014 Authorization			\$	500,000,000
<u>Issuance to Date</u>				
2015A	\$ 59,790,000	\$ 59,790,000	\$	440,210,000
2017A	\$ 78,130,000	\$ 137,920,000	\$	362,080,000
2020A	\$ 64,720,000	\$ 202,640,000	\$	297,360,000
2023A	\$ 53,165,000	\$ 255,805,000	\$	244,195,000
2024A	\$ 83,585,000	\$ 339,390,000	\$	160,610,000
2025A	\$ 144,985,000	\$ 484,375,000	\$	15,625,000

Wastewater Bonds				
	<u>Used</u>	<u>Issued to Date</u>	<u>Authorization</u>	
April 2022 Authorization			\$	750,000,000
<u>Issuance to Date</u>				
2023A	\$ 95,910,000	\$ 95,910,000	\$	654,090,000
2024A	99,520,000	\$ 195,430,000	\$	554,570,000

## Projected Water CIP: FY2027 – FY2031 (as of 11-04-2025)

- Over \$1 billion in Projected Water CIP from FY2027 to FY2031
- Assume 75% of Water CIP is financed with Revenue Bonds
- Asking for \$750 million in Water Revenue Bond Authorization

Project Type	FY2027	FY2028	FY2029	FY2030	FY2031	FY2027 to FY2031
Distribution	\$ 102,531,230	\$ 154,699,167	\$ 157,447,142	\$ 161,277,556	\$ 161,092,883	\$ 737,047,978
Facilities	\$ 135,981,625	\$ 133,321,586	\$ 16,963,422	\$ 24,007,222	\$ 4,053,081	\$ 314,326,937
Transmission	\$ 23,100,000	\$ 30,700,000	\$ 38,000,000			\$ 91,800,000
Operations	\$ 7,144,000	\$ 6,258,720	\$ 4,976,882	\$ 4,978,588	\$ 4,303,946	\$ 27,662,135
Pump Station	\$ 22,000,000					\$ 22,000,000
Storage	\$ 165,375	\$ 6,673,644	\$ 182,326	\$ 191,442	\$ 201,014	\$ 7,413,801
Total	\$ 290,922,230	\$ 331,653,117	\$ 217,569,771	\$ 190,454,809	\$ 169,650,924	\$ 1,200,250,851

\*Projected FY2027 – FY2031 CIP excludes South Water Supply Resiliency project.

## Proposed Ballot Language

- Shall the City of Kansas City, Missouri issue waterworks revenue bonds in the principal amount of \$750,000,000.00 for the purpose of rehabilitating, expanding and improving the City's drinking water system, including acquiring necessary land and rights of way, in order to provide for its continuing operation and to maintain compliance with federal, state and judicial requirements, with the principal of and interest on said revenue bonds to be payable solely from the revenues derived by the City from the operation of its drinking water system, including all future rehabilitations, improvements and expansions thereto?
  - \_\_\_\_\_Yes
  - \_\_\_\_\_No
- Propose April 7, 2026 Ballot in order to establish a campaign and issue a bond in FY2027.



# Timeline

- December 2025 – Introduce and Pass Ordinance to put Water Bond Authorization on the ballot
- January 27, 2026 – Deadline to be on the April 7, 2026 Ballot
- February – March 2026 – Meet with community groups (e.g. Chamber of Commerce, Neighborhood Groups, etc) to educate voters
- April 7, 2026 – Election Day

# Appendix Slide



# Types of Financing, Potential Savings

- Appropriation Debt (Does Not Require Voter Approval)
  - Assumptions: 5.0% Interest Rate, 25 Years, \$100M Appropriation Bond
  - Interest Cost on \$100 Million in Appropriation Bond Issued: \$77.4M
- Traditional Revenue Bonds
  - Assumptions: 4.5% Interest Rate, 25 Years, \$100M Revenue Bond
  - Interest Cost on \$100 Million in Revenue Bond Issued: \$68.6M
  - **Savings of \$8.8M** on \$100 Million compared to using Appropriation Debt
  - On \$750 Million in Bonds, Savings of ~**\$66M** compared to Appropriation Debt
- SRF Loans used to buy Revenue Bonds
  - Limited funding available from Federal appropriation, application at state level
  - Assumptions: 1.4% Interest Rate, 20 Years, \$100M Loan
  - Interest Cost on \$100 Million SRF Loan: \$14.8M
  - **Savings of \$62.6M** on \$100 Million compared to using Appropriation Debt



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**File #: 251028**

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### ORDINANCE NO. 251028

Sponsor: Mayor Quinton Lucas and Councilmembers Nathan Willett and Johnathan Duncan, and Darrell Curls

Amending Chapter 50, Code of Ordinances, by enacting a new section 50-206 and 50-207 for the purpose of prohibiting the sale of certain psychoactive substances and dangerous chemical inhalants within the City.

WHEREAS, a number of vape shops, convenience stores, gas stations, and smoke shops within Kansas City sell products such as Kratom, 7-OH, Delta-8 and Delta-9 THC edibles and drinks, hemp-derived cannabinoids, nitrous oxide, K2, bath salts, amanita mushroom products, tianeptine, and other chemical analogues designed to produce psychoactive or intoxicating effects; and

WHEREAS, these products are currently sold with little oversight, regulation, and enforcement and pose health and public safety concerns; and

WHEREAS, residents and community members have reported that unregulated psychoactive substances have contributed to addiction, dependence, and significant health harms among their loved ones;

WHEREAS, the Kansas City Health Department (“KCHD”) has reported that the Overdose Fatality Review Board recently examined a case involving a polysubstance overdose in which Kratom was detected on the autopsy toxicology screen, and the Board is continuing to monitor and evaluate future cases involving these substances; and

WHEREAS, KCHD advises that there are no FDA-approved medical uses for Kratom or its alkaloids, that Kratom is not legally marketed in the United States as a drug product, dietary supplement or food additive, and that federal health agencies warn against its use; and

WHEREAS, on November 6, 2025, the City passed Committee Substitute for Resolution 250942, which directed the City Manager to evaluate kratom regulations in other Missouri municipalities and make recommendations within thirty (30) days for any necessary code amendments to regulate kratom in the City; and

WHEREAS, KCHD notes that hemp-derived intoxicating cannabinoids such as Delta-8 and Delta-9 THC edibles and drinks have not been evaluated or approved by the FDA for safe

use in any context, and the Missouri Department of Health and Senior Services has advised Missourians to avoid these products; and

WHEREAS, KCHD reports that nitrous oxide is not approved by the FDA for recreational use and that it has issued strong warnings regarding misuse outside of approved medical, dental, food processing or industrial settings; and

WHEREAS, while the sale of drug paraphernalia intended for illegal drug use is prohibited under existing City Code, operators of certain vape stores, convenience stores, liquor stores, and smoke shops frequently deny knowledge of the illicit purpose of such items, even when the manner of marketing, display, or sale indicates the products are used to facilitate illegal drug consumption, thereby contributing to public health and public safety harms, neighborhood instability, and diminished economic vitality within Kansas City; and

WHEREAS, the City's Public Safety Task Force has observed that several businesses associated with nuisance activity or repeated disorder incidents sell certain unregulated substances and drug paraphernalia, and the Task Force routinely recommends that these businesses discontinue the sale of such products in order to reduce nuisance conditions and improve safety on and around the premises; and

WHEREAS, these recommendations from the Task Force reflect ongoing concerns that the availability of these unregulated substances and drug paraphernalia contributes to conditions that negatively impact public safety, neighborhood stability and the effective use of City resources; and

WHEREAS, the purpose of this ordinance is to prohibit the sale and distribution of drug paraphernalia marketed, intended, or used for illegal drug consumption, as well as the sale of nonscheduled substances, including Novel Synthetic Drugs and Novel Psychoactive Drugs, and to prevent the operation of businesses whose sale of such items contributes to crime, disorder, and public health harms within the community; and

WHEREAS, regulating the sale of these products is reasonable and necessary to protect the health, safety, and welfare of Kansas City residents and to prevent the continued availability of unregulated substances and products that pose clear risks to individuals and neighborhoods; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 50, Code of Ordinances, is hereby amended by enacting a new Section 50-206, Prohibition on sale or distribution of psychoactive substances, and Section 50-207, Prohibition on sale or distribution of dangerous chemical inhalants, to read as follows:

**Sec. 50-206. Prohibition on sale or distribution of nonscheduled psychoactive substances and  
novel synthetic drugs.**

(a) *Definitions.* As used in this section, the following words shall mean as follows:

- (1) *Analog means* a substance the chemical structure of which is substantially similar to the chemical structure of a *Federal Schedule I Drug*, a *Novel Synthetic Drug*, or a *Novel Psychoactive Drug* or a substance which has, is represented as having, or is intended to have a stimulant, depressant, or hallucinogenic effect on the central nervous system that is substantially similar to, or greater than, the stimulant, depressant, or hallucinogenic effect on the central nervous system of a *Federal Schedule I Drug*, a *Novel Synthetic Drug*, or a *Novel Psychoactive Drug*.
- (2) *Business owner means* any person with legal ownership of a licensed business establishment.
- (3) *Drug paraphernalia means* any product meeting the definition of drug paraphernalia in section 50-201(3), excluding any products primarily used in the consumption of marijuana or any item, product or material designed for, marketed for, intended for or commonly used for the ingestion, inhalation, consumption or administration of any of any product the sale of which is prohibited by this section, including items that facilitate the psychoactive effect of such substances.
- (4) *Intoxicating Cannabinoids means* any natural, semi-synthetic, of fully synthetic material, compound, mixture, or preparation, either present or not in the plant *Cannabis sativa L*, that can produce an intoxicating effect the same as or similar to Tetrahydrocannabinol by binding to endocannabinoid receptors in humans or animals, including:
  - i. Semi-synthetic cannabinoids, which shall mean a cannabinoid, including any derivative from such cannabinoid, that is derived from hemp or marijuana by any chemical or natural process, including, but not limited to, the following:
    1. THCA;
    2. THCA-C4;
    3. THCA-A;
    4. THCA-B;
    5. Delta-8 THC;
    6. Delta-10 THC;
    7. Delta-11 THC;
    8. OTHC;

9. triOH-THC;
  10. THC-C4;
  11. THC-P;
  12. HHC;
  13. THC-JD;
  14. THC-X;
  15. THC-O; and
  16. HHC-P.
- ii. Synthetic cannabinoids, which shall mean any synthetic material, compound, mixture, or preparation that contains any quantity of a substance that is a cannabinoid receptor agonist, including but not limited to:
1. Any substance listed in paragraph (II) of subdivision 4 of subsection 2 of section 195.017 RSMo.;
  2. Any analogues; homologues; isomers, whether optical, positional, or geometric; esters; ethers; salts; salts of isomers, esters, and ethers, whenever the existence of the isomers, esters, ethers, or salts is possible within the specific chemical designation;
  3. THC-V;
  4. THC-B;
  5. THC-H; and
  6. THC-P.
- (5) *Intoxicating cannabinoid product* means a product that contains or that is labeled as containing an Intoxicating Cannabinoid and that is produced, marketed, or otherwise intended to be ingested orally, inhaled, or absorbed through the skin, including intermediate products intended for subsequent use as a component in a later finished intoxicating cannabinoid product.
- (6) *Kratom product* means any part of the plant *Mitragyna speciosa* or any food product, food ingredient, dietary ingredient, dietary supplement, or beverage

intended for human consumption that contains any part of the leaf of the plant *Mitragyna speciosa* or any extract, synthetic alkaloid, or synthetically derived compound of such plant or its leaf including, but not limited to, any powder, capsule, pill, beverage, or other edible product intended for human consumption.

- (7) *Licensed business establishment* means any business operating within the City pursuant to a license or permit issued by the City.
- (8) *Novel psychoactive drug* means any compound, mixture, preparation, or substance, or its analog (including salts, isomers, esters, ethers, and salts of isomers), containing substances which have a psychedelic, psychotropic, hallucinogenic or other effect on the central nervous system or brain similar to the effect of any Federal Schedule I Drug or Federal Schedule II Drug, as listed in 21 C.F.R. §§ 1308.11 - 1308.12.
- (9) *Novel psychoactive drug product* means a product that contains or that is labeled as containing a Novel Psychoactive Drug and that is produced, marketed, or otherwise intended to be ingested orally, inhaled, or absorbed through the skin, including intermediate products intended for subsequent use as a component in a later finished novel psychoactive drug product.
- (10) *Operator* means any person who manages, directs, or controls the day-to-day operations of a licensed business establishment.

(b) *Sale or distribution prohibited.* It shall be unlawful for any business owner or operator to cause, direct, authorize, or allow the sale, offering for sale, display for sale, or distribution of novel psychoactive drug product, intoxicating cannabinoid product, kratom product, or drug paraphernalia within the City.

(c) *Suspension or Revocation of Business License.*

- (1) No person holding a business license validly issued under Chapter 40 of this Code and owning or operating a business in the City may use that business to provide, distribute, or sell any novel psychoactive drug product, intoxicating cannabinoid product, kratom product, or drug paraphernalia. A violation of this section by any owner, operator, manager, employee, or agent of the business is an administrative offense that constitutes grounds for suspension or revocation of a business license under Section 40-28 of the Code. A formal finding of guilt for violation of this section shall not be necessary to initiate proceedings under this subsection (c).
- (2) The Director of the Multidisciplinary Public Safety Task Force or their designee is authorized to inspect licensed businesses, document violations of this section, issue notices of violation, and forward such notices to the Commissioner of Revenue, Director of Finance, or such other employee of the Department of Finance designated by the Director of Finance for enforcement of this section.



- (3) Upon receiving notice of a violation of this section from the Director of the Multidisciplinary Public Safety Task Force, the Commissioner of Revenue, Director of Finance, or such other employee of the Department of Finance designated by the Director of Finance for enforcement of this section may initiate proceedings to suspend or revoke the business license pursuant to the procedures providing in Chapter 40 of this Code. Each day a violation occurs shall be considered a separate offense for purposes of administrative enforcement. Notice and hearing procedures shall follow those set forth in Chapter 40 of this Code, and the procedures provided in this section shall be in addition to any procedures provided in Chapter 40 for the suspension or revocation of business licenses.

(d) *Penalties.* Any person found guilty of a violation of this section shall be punished by imprisonment at the municipal correctional institution for not less than 15 days and not more than six months, a fine of not less than \$750.00 and not more than \$1,000.00, or by both such fine and imprisonment. Each day that a violation of this section continues shall be deemed a separate offense and shall be proceeded against as in the first instance.

(e) *Evidentiary factors.* The following nonexclusive factors, in addition to any additional facts or circumstances specific to any potential violation of the provisions of this section, may be considered to determine whether the sale of a product violates the provisions of this section:

- (1) Age restrictions. The product label contains a restriction that it is not for sale to minors or anyone under the age of 18 when the product's marketed use would not contain such restrictions;
- (2) Business type and sales context: The product is sold in businesses commonly associated with psychoactive products, such as vape shops, smoke shops, convenience stores or liquor stores, rather than establishments where legitimate comparable items are ordinarily sold;
- (3) Display: The product is displayed in a manner which is inconsistent with legitimate goods, including being hidden from view, kept behind a counter, placed in locked cases, or otherwise obtainable only through restricted or nonstandard means;
- (4) Documented impacts at the business. The sale or use of the product has been associated with documented public safety or public health concerns, including nuisance activity, disorderly conduct, calls for service, public intoxication or public incapacitation near the business.
- (5) Effect. Aspects of the packaging or labeling suggesting the user will achieve a "high," euphoria, relaxation, mood enhancement, or that the product has other psychoactive or psychotropic effects on the brain or body;

- (6) Marketing or representations. The product is not suitable for its marketed use or is marketed, described, or represented as producing psychoactive, intoxicating, or mood altering effects, including through verbal statements, signs, or promotional materials;
- (7) Price. The product is significantly more expensive than comparable products legitimately used for that product's marketed purpose, such as standard potpourri, essential oils, or herbal incense;
- (8) Sales location. The business providing, displaying for sale, distributing or selling the product does not typically provide, distribute or sell products legitimately used for the product's stated or marketed purpose;
- (9) Similarity to illicit street drugs and controlled substances. The product resembles the form, appearance, texture, presentation, or consistency of an illicit street drug (such as cocaine or methamphetamine), a controlled substance (such as opiates), any combination thereof, or is packaged in a manner commonly associated with such substances;
- (10) Warning labels or packaging. The product contains labeling or packaging not typically present on products that are used for that product's marketed purpose, including, but not limited to, disclaimers such as "not for human consumption," "incense," "plant food," "potpourri," or other terminology inconsistent with the product's form; and
- (11) Verbal or written communication. Employees, agents, customers, or other individuals provide verbal or written representations regarding the purpose, methods, use, or effect of the product.
- (12) The factors listed in subsections 1 through 11 above may be considered individually or collectively, and no single factor is required to determine that a product the sale of which is prohibited by this section.

(f) *Public nuisance declared.* In addition to any penalty authorized by this section, a violation of this section is hereby deemed and declared to constitute a public nuisance.

(g) Notwithstanding the foregoing, this section is not intended to apply to any drug or chemical compound regulated by Missouri law or approved by the United States Food and Drug Administration and dispensed or possessed in accordance with state and federal law.

**Sec. 50-207. Prohibition on sale or distribution of dangerous chemical inhalants for recreational use.**

(a) *Definition.* For the purposes of this section, the term *dangerous chemical inhalant* means substances containing butyl nitrite, nitrous oxide, and amyl nitrite in any form.

(b) It shall be unlawful for any person to sell or deliver, possess with intent to sell or deliver, or manufacture with intent to sell or deliver any dangerous chemical inhalants:

- (1) In any tobacco retailer, head shop, vape shop, liquor store, convenience store, or in any other context or business location where the dangerous chemical inhalant distributed for human consumption, regardless of the labeling of, or packaging of, the product asserting any claim to the contrary; or
- (2) In any packaging or with flavoring marketed to entice human consumption as opposed to a recognized lawful use.

(c) *Suspension or Revocation of Business License.*

- (1) No person holding a business license validly issued under Chapter 40 of this Code and owning or operating a business in the City may use that business to provide, distribute, or sell any dangerous chemical inhalant. A violation of this section by any owner, operator, manager, employee, or agent of the business is an administrative offense that constitutes grounds for suspension or revocation of a business license under Section 40-28 of the Code. A formal finding of guilt for violation of this section shall not be necessary to initiate proceedings under this subsection (c).
- (2) The Director of the Multidisciplinary Public Safety Task Force or their designee is authorized to inspect licensed businesses, document violations of this section, issue notices of violation, and forward such notices to the Commissioner of Revenue, Director of Finance, or such other employee of the Department of Finance designated by the Director of Finance for enforcement of this section.
- (3) Upon receiving notice of a violation of this section from the Director of the Multidisciplinary Public Safety Task Force, the Commissioner of Revenue, Director of Finance, or such other employee of the Department of Finance designated by the Director of Finance for enforcement of this section may initiate proceedings to suspend or revoke the business license pursuant to the procedures providing in Chapter 40 of this Code. Each day a violation occurs shall be considered a separate offense for purposes of administrative enforcement. Notice and hearing procedures shall follow those set forth in Chapter 40 of this Code, and the procedures provided in this section shall be in addition to any procedures provided in Chapter 40 for the suspension or revocation of business licenses.

(d) *Penalties.* Any person found guilty of a violation of this section shall be punished by imprisonment at the municipal correctional institution for not less than 15 days and not more than six months, a fine of not less than \$750.00 and not more than \$1,000.00, or by both such fine and imprisonment. Each day that a violation of this section continues shall be deemed a separate offense and shall be proceeded against as in the first instance.

(e) Notwithstanding the foregoing, the prohibitions of this subsection shall not apply to the following:

- (1) The care of treatment of a disease, condition, or injury by a licensed medical or dental practitioner;
- (2) Manufacturing process or industrial operations; or
- (3) Propellant in food preparation for restaurants, food service, or housewares products when such retailer is regularly involved in such business.

..end

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Approved as to form:

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Andrew Bonkowski  
Assistant City Attorney



**Mayor Quenton Lucas**

Office of the Mayor  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106

Dear Mayor Lucas,

I am writing as Medical Director of Botanicals for Better Health and Wellness (BBHW) to provide scientific and public health context on the proposal to ban kratom in Kansas City. I appreciate the City's commitment to protecting residents and supporting evidence-based policy. The current proposal would unintentionally conflict with both state public health guidance, federal guidance, and established scientific evidence. Further, this action poses a significant public health risk and does not address the true danger.

Across Missouri, state agencies have consistently recommended a targeted focus on the synthetic alkaloid 7-hydroxymitragynine. This aligns with federal considerations and the broader scientific community. Natural kratom leaf and full-spectrum kratom extracts do not contain meaningful levels of 7-hydroxymitragynine; however, efforts by manufacturers in the 7-hydroxymitragynine industry have conflated kratom with 7-hydroxymitragynine by misbranding their products as "kratom". The public health risks documented in recent years are overwhelmingly attributable to products adulterated with 7-hydroxymitragynine, mitragynine pseudoindoxyl, MGM-15, and other synthetic derivatives. These substances pose a legitimate danger and require decisive enforcement. Natural kratom does not fall into this category. Kratom is a botanical and should be regulated as such, unlike 7-hydroxymitragynine, which has been identified as a synthetic opioid drug that is misbranded as kratom.

Kansas City's proposed approach goes further than the position taken by Missouri state leadership. The state legislature is actively considering adopting a Kratom Consumer Protection Act framework that permits the sale of kratom subject to proper labeling and testing. This legislation regulates labeling, age limits, manufacturing standards, and prohibits



7-hydroxymitragynine and other synthetic derivatives. It provides consumer safety without driving residents to unregulated and unsafe markets. A city-level ban on natural kratom would contradict this pathway and create regulatory inconsistency within Missouri.

From a medical science perspective, the safest and most effective policy distinguishes natural plant material from synthetic or chemically modified derivatives. The medical and toxicological literature consistently shows that natural kratom has a significantly lower risk profile. Last year, the FDA published their own human clinical trial on kratom testing upwards of 7 times a commercial serving of mitragynine, the primary alkaloid found in natural kratom, and such a study found no severe adverse events and showed that even in high doses, kratom was safe and well tolerated in an adult population. Similarly, survey research from Johns Hopkins demonstrates low rates of serious adverse events associated with natural kratom consumption and widespread self-reported use for health-related purposes. The data clearly support the regulation of kratom, not prohibition.

In addition to a ban on kratom being contradictory to the scientific literature highlighting its appropriate use, doing so causes consumer confusion and restricts access to otherwise legal botanicals based on arbitrary geographic borders. Since the state and federal government permit the sale of kratom, those in possession of the otherwise legal botanicals may be made into criminals simply by entering the Kansas City city limits. This will also task your regulators with an enormous administrative burden to enforce such regulations.

BBHW urges Kansas City to follow the science and the direction of Missouri state and federal leadership. A regulatory model for kratom that prohibits concentrated 7-hydroxymitragynine and other synthetic derivatives, sets manufacturing and testing requirements, and establishes age restrictions is the most protective approach for public health.

I would welcome the opportunity to provide technical expertise, review draft language, or participate in any educational sessions for City leaders. My objective, and the mission of



**BBHW**  
Botanicals for Better  
Health and Wellness

BBHW, is to ensure that policy decisions are driven by science and support safe consumer access while removing dangerous synthetic substances from the market.

Thank you for your attention to this important issue and for your leadership in protecting Kansas City residents through evidence-based policy decisions.

Sincerely,

Paloma Lehfeldt, MD, MA

Medical Director

Botanicals for Better Health and Wellness (BBHW)



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 251028

Submitted Department/Preparer: Finance

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

Amending Chapter 50, Code of Ordinances, by enacting a new section 50-206 and 50-207 for the purpose of prohibiting the sale of certain psychoactive substances and dangerous chemical inhalants within the City.

### Discussion

This ordinance makes it unlawful for any business owner or operator to cause, direct, authorize, or allow the sale, offering for sale, display for sale, or distribution of novel psychoactive drug product, intoxicating cannabinoid product, kratom product, or drug paraphernalia within the City.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
N/A
3. How does the legislation affect the current fiscal year?  
This ordinance will reduce sales tax revenue.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
This ordinance will reduce sales taxes revenue in future years.
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. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

**Additional Discussion (if needed)**

No account string to verify.

### 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

N/A

### Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Positive health impact on potential consumers of unregulated products that would no longer be available for sale within Kansas City.
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?  
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)





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## Please Remove Pure-Leaf Kratom from Ordinance 251028: Data-Driven Public Health Strategy & Personal Testimony Regarding Kratom Regulation

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From Joseph Harrington <joeyharrington82@gmail.com>

Date Mon 12/8/2025 7:01 AM

To Curls, Darrell <Darrell.Curls@kcmo.org>; Willett, Nathan <Nathan.Willett@kcmo.org>; MayorQ <MayorQ@kcmo.org>; Public Testimony <Public.Testimony@kcmo.org>

**EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.**

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Dear Honorable Kansas City Council Members and Sponsors of Ordinance 251028,

For over a decade, I lived in a "silent prison," confined to a bed by myalgic encephalomyelitis (M.E.), unable to speak to my wife or hold a fork. Today, I am completing my degree, working full-time, and thriving—a recovery made possible only by safe access to pure-leaf kratom.

I am writing to share my research paper (linked below), which argues that **a ban on kratom is not only scientifically unfounded but actively dangerous to public health.**

### Why this paper matters to your legislative agenda:

**The "Substitution Effect" Danger:** Data reveals that state-level kratom bans correlate with significant increases in opioid overdose mortality (e.g., an 11% increase in Vermont post-ban) as users switch to lethal street opioids.

**The Crucial Distinction:** Legislation often fails to distinguish between safe "pure-leaf" kratom (max 0.1% 7-OH) and dangerous, unregulated concentrates (up to 500% more potent). My paper demonstrates how current prohibitions inadvertently fuel the market for these dangerous adulterants.

**Misleading Mortality Data:** CDC and state data show that polysubstance use is a factor in 87-96% of kratom-associated fatalities, indicating that the pure leaf is rarely the cause of death.

**Economic & Social Benefit:** A survey of users shows 91% use kratom for pain and 41% to reduce opioid use. Banning this tool removes a natural cessation pathway, forcing productive citizens back onto disability or into the criminal justice system.

**The Solution:** We do not need a ban; we need the Kratom Consumer Protection Act (KCPA). This legislation establishes a regulated marketplace that ensures product purity while restricting dangerous concentrates, aligning with the successful public health models of nations like Portugal and the Netherlands.

I kindly request that you review the attached paper. It combines personal testimony with **rigorous analysis** to show how compassionate regulation saves lives, while prohibition destroys them.

Sincerely,

Joseph Anthony Harrington  
A pure-leaf kratom advocate

**My research paper:**

[https://docs.google.com/document/d/1E5\\_uQj1wKoPUCdSWE0H\\_mwzSICAkqAK665vJJ2dEE-s/edit?usp=sharing](https://docs.google.com/document/d/1E5_uQj1wKoPUCdSWE0H_mwzSICAkqAK665vJJ2dEE-s/edit?usp=sharing)



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**Protect Kratom & Keep It Legal**

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**From** BarkerT15 <barkert15@gmail.com>

**Date** Sun 12/7/2025 1:39 PM

**To** Public Testimony <Public.Testimony@kcmo.org>

**EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.**

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Hello,

I am messaging you in order to stop the banning and criminalization of kratom. I have been a kratom consumer for 10 years now. During that time, I graduated college, started a career, and lived my life to the fullest. This plant has allowed me to do so despite my chronic arthritis. Please protect this plant and allow users to consume this safe product.

Also, I want to also be clear and say kratom is much different from 7-OH and other synthetic products. Natural plain kratom leaf has been shown to be safe, and it should not be lumped in with these other products. One way to keep things straight and people safe is to adopt the Kratom Consumer Protection Act. The AKA has used this legislation in many states, and it has had great success. This safety-based approach would help citizens and make kratom accessible as well. So please, listen to the AKA and the science, and make the right choice by keeping kratom legal.

Sincerely,  
Anonymous Citizen

**From:** [Chance Beaver](#)  
**To:** [cc 1](#); [Clerk](#)  
**Subject:** Place my email ON RECORD for ordinance #251028  
**Date:** Monday, December 8, 2025 11:50:21 AM

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**EXTERNAL:** This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

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**Hello,**

**I would like my email on record for ordinance #251028. I would like it noted that Natural Kratom should not be banned along with synthetic kratom. The Kratom Consumer Protection Act passed in Missouri a few years back so this should not be happening. I am not able to attend the hearing and would just like my comments noted please. Im not sure if im doing this correctly or not and if not please advise on how to go about it. Thank you so very much.**

**- Chance Beaver  
3908 Clark Ave, Kansas City, MO 64111**



Outlook

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**Ordinance 251028 - Please Exclude Kratom**

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**From** Community Member <membercommunity575@gmail.com>

**Date** Mon 12/8/2025 9:55 AM

**To** Public Testimony <Public.Testimony@kcmo.org>

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Dear Mayor Lucas and Members of the Kansas City Council,

Thank you for your work to address public safety in our city. I support efforts to regulate genuinely high-risk and synthetic substances. However, I ask for consideration that natural kratom be removed from Ordinance 251028.

Recent federal actions in the metro area have focused on synthetic derivatives, such as 7-hydroxymitragynine (7-OH), not traditional kratom. Treating natural kratom the same as nitrous oxide, synthetic intoxicants, or 7-OH risks unintentionally driving consumers toward unregulated sources or illicit drugs and may increase, rather than reduce, the public health risks this ordinance seeks to prevent.

Many states have adopted regulation instead of prohibition, requiring testing, labeling, and/or age limits while targeting dangerous synthetics. Kansas City should adopt a similar, more effective approach.

I urge the Council to focus the ordinance on the substances driving the most harm and avoid an overly broad ban with unintended consequences.

Thank you for your consideration.

Sincerely,

A Concerned Kansas City Resident





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## Please Oppose Ordinance #251028 – Protect Responsible Kratom Consumers

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From leonard Ford <lsford00@hotmail.com>  
Date Mon 12/8/2025 9:59 AM  
To cc 1 <cc1@kcmo.org>; Clerk <Clerk@KCMO.org>

**EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.**

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Dear Councilmembers,

I am writing to ask that this email be placed **ON RECORD** for Ordinance #251028.

I **oppose Ordinance #251028 as written** because it wrongly includes **natural kratom** and would punish responsible adult consumers instead of targeting bad actors.

Kratom has helped many people manage pain, reduce or avoid opioids, and improve their quality of life when used responsibly. A broad restriction or ban on natural kratom will not make people safer. It will:

- Push consumers toward **more dangerous substances**, including illicit opioids and alcohol
- Encourage **unregulated, black-market products** instead of supporting reasonable regulations
- Harm adults who use kratom safely and responsibly

Instead of banning or overregulating natural kratom, I urge the Council to support a **Kratom Consumer Protection Act (KCPA) model** that:

- Sets **age limits** for purchase
- Requires **accurate labeling and testing** for contaminants and adulterants
- Cracks down on **companies that spike products** or hide ingredients

Please protect responsible consumers and focus on **regulation, not prohibition**. I respectfully ask you to **vote NO on Ordinance #251028 in its current form** or amend it to remove natural kratom and adopt a KCPA-style regulatory framework instead.

Thank you for your time and for placing my comments on the record.

Sincerely,

Leonard Ford



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**Ordinance #251028**

---

**From** Misty Brown <mistyb0512@gmail.com>

**Date** Mon 12/8/2025 9:05 AM

**To** Clerk <Clerk@KCMO.org>

**EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.**

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Please put my email on public record for Ordinance #251028.

From 2008 to 2019, I lived in the grip of FDA-approved pain pills, benzos, and muscle relaxers prescribed for my degenerative disc disease. For 11 years, chronic pain management fueled my addiction. What started as a dependency slowly slid into a destructive cycle of misuse and despair.

In April 2019, I was dismissed from pain management after failing a required pill count. I was 11 pills short, and my usual drug dealers didn't have the pink oxy 10s I needed. Cut off from prescriptions, I turned to the streets in desperation and eventually slipped into cocaine use while searching for another doctor.

Then, in June 2019, while suffering through cocaine withdrawal, I stumbled upon the documentary A Leaf of Faith. That single moment changed the course of my life. The very next day, I began my journey with whole-leaf Kratom, not synthetic 7OH, by walking into a smoke shop. The Kratom was in a glass case, locked up and i was carded when purchased.

Kratom quieted the relentless cravings, the constant voice whispering, one more pill, one more snort, one more escape. For the first time in over a decade, I felt peace. Kratom gave me the space and clarity to confront the deeper reasons behind my addiction and to rebuild my life from the ground up.

I have not returned to pain management in over six and a half years. Today, I am a thriving mother, a proud first-time grandmother, a functioning member of society, and a tax-paying citizen. Most importantly, I'm no longer a burden to my children. I'm an example of hope and healing.

I will forever be grateful that I found safe, lab-tested, whole-leaf Kratom. Now, I share my story, knowledge, and the science behind it to help others facing addiction, chronic pain, anxiety, and depression.

Yours truly,

Misty Brown

Kratom Consumer, Advocate & Activist est. 2019

**From:** [Jesse Hernandez](#)  
**To:** [cc 1](#); [Clerk](#)  
**Subject:** Ordinance #251028  
**Date:** Monday, December 8, 2025 1:07:41 PM

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Hello,

I would like to my email to be placed on record for Ordinance #251028. Natural Kratom has no place on that bill. The natural form has many uses other than recreation, and is non addictive. In fact almost every single death involving kratom has not been the natural leaf itself, but the synthetic concentrated compound 7-OH which is **not** natural. I plan to testify in person regarding the matter. So once again please place [imaexplorer@gmail.com](mailto:imaexplorer@gmail.com).

Take the synthetic concentrates, do not take **natural** kratom. It does not belong on this ordinance.

Best Regards,  
Jesse Hernandez

**From:** [Brian Lawrie](#)  
**To:** [Clerk](#)  
**Subject:** Please do not include plain leaf natural kratom in Ordinance #251028  
**Date:** Monday, December 8, 2025 12:56:02 PM

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It is not the same thing as 7-o. Plain leaf helps tons of people legitimately. I think it would be a mistake. Look at what other cities have done with just regulation. I agree 7-o should be banned but but plain leaf

Thank you  
Brian Lawrie

**Mayor Quenton Lucas**

Office of the Mayor  
414 E. 12th Street  
Kansas City, MO 64106  
Dear Mayor Lucas,

**Re: Concerns About the Proposed Kratom Ban**

Hello Mayor Quenton Lucas,

I'm writing as a Kansas City resident deeply concerned about the proposed kratom ban. While I understand the city's intention to protect public health, this approach misses the actual problem and conflicts with both state direction and scientific evidence.

The real danger isn't natural kratom—it's synthetic additives like 7-hydroxymitragynine (7-OH) that manufacturers are sneaking into products mislabeled as "kratom." Missouri state agencies have specifically identified these synthetic compounds as the problem, not the natural plant itself. The FDA even conducted clinical trials last year testing kratom at 7 times normal serving sizes and found it safe and well-tolerated with no severe adverse events.

Missouri's legislature is currently working on a Kratom Consumer Protection Act that would regulate natural kratom through proper labeling, age restrictions, and testing requirements while banning the dangerous synthetic stuff. A city-level ban on all kratom would contradict this state-level approach and create confusing regulatory conflicts.

Banning natural kratom won't stop the synthetic products that are actually causing harm—it'll just push people toward unregulated markets where those dangerous products thrive. What we need is smart regulation that distinguishes between the natural botanical and synthetic derivatives, sets manufacturing standards, and gets the truly dangerous products off shelves.

I'm urging you to follow the science and align with Missouri's regulatory direction rather than implementing an outright ban that won't address the real public health threat.

Thank you for considering my input on this important issue.

Best Regards,

**Jesse Hernandez**

Kansas City resident

**From:** [Jennifer Mercier](#)  
**To:** [cc 1: Clerk](#)  
**Cc:** [Lora Romney](#)  
**Subject:** Scientific Opposition to Kratom Ban  
**Date:** Monday, December 8, 2025 2:29:50 PM

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**EXTERNAL:** This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

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Good Afternoon!

Please put this email correspondence on record for Ordinance #251028

### **Scientific Opposition to Any Proposed Kratom Ban**

Dear Kansas City Lawmakers,

I am a mother, a small business owner, and a holistic mentor to many. My passion is health freedom and am a proud natural medicine advocate. My personal journey with whole leaf ***natural*** kratom began after multiple emergency surgeries left me in debilitating pain; pain I was unwilling to manage with pharmaceuticals alone. While stories like mine are powerful, I believe the science speaks even louder. Below I share the work of leading medical professionals who have studied kratom extensively:

1. **Dr. Marilyn Huestis, AB, MS, PhD (Toxicologist)**  
Dr. Huestis stresses the importance of a balanced, evidence-based approach to kratom regulation. She clarifies that most reported “kratom overdose deaths” involved poly-substance use, adulterated products, or incomplete testing-not kratom alone.  
Testimonies: [Video 1](#), [Video 2](#).
2. **Dr. Christopher McCurdy (Professor of Medicinal Chemistry, Pharmacologist)**  
Dr. McCurdy has demonstrated that kratom’s primary alkaloids (mitragynine and 7-hydroxymitragynine) provide pain relief without the high risk of respiratory depression associated with opioids. His testimony also points to kratom’s promise as an aid in opioid withdrawal therapy. [Video Testimony](#).
3. **Dr. Kirsten Smith (University of Florida Researcher)**  
Dr. Smith’s research shows kratom’s potential as a harm-reduction tool, particularly for reducing opioid cravings and withdrawal symptoms. [Video Testimony](#).
4. **Dr. Ed Boyer (Renowned Toxicologist)**  
Dr. Boyer notes that adverse events tied to kratom are usually linked to contamination, misuse, or underlying conditions-not the plant itself. He emphasizes the importance of continued research over prohibition. [Video Testimony](#).
5. **Dr. Jack Henningfield (Addiction Research Expert)**  
Dr. Henningfield highlights kratom’s role as a safer alternative for individuals with opioid dependence and urges against classifying kratom as inherently dangerous without acknowledging its therapeutic potential. [Video Testimony](#).
6. **World Health Organization Report**  
The WHO’s Expert Committee on Drug Dependence reviewed kratom in 2021 and declined to recommend it for international scheduling. On page 39, Section 14, Dr. Marek Chawarski concludes: “*This lack of association between mitragynine blood*

*concentration and risk of lethality suggests that kratom consumption was not a causal factor in the vast majority of kratom-associated deaths, but rather was an incidental finding.* "WHO Report: [https://cdn.who.int/media/docs/default-source/controlled-substances/unedited--advance-copy-44th-ecdd-review-report\\_kratom.pdf](https://cdn.who.int/media/docs/default-source/controlled-substances/unedited--advance-copy-44th-ecdd-review-report_kratom.pdf)

Furthermore, when it comes to the heartbreaking stories of people losing loved ones, I want to be absolutely clear: we are on the same team in wanting proper regulations, responsible oversight, and, above all, education, so people know exactly what they are purchasing. I say this not from a place of debate, but from lived experience. I lost my father at the age of 12 because the system failed chronic pain patients. If he had access to kratom as a tool, I genuinely believe he would still be here today.

The instinct to want to retaliate when you lose someone is deeply human. But destroying the lives of countless others who rely on this leaf for a multitude of reasons - many of whom use it safely and responsibly, strips away a fundamental constitutional right: freedom of choice.

There are plenty of substances lining the shelves of grocery stores, liquor stores, and vape shops that have zero therapeutic value. And yet, as history has taught us repeatedly, prohibition does not work. It drives harm underground, it punishes the wrong people, and it removes tools of healing from those who genuinely need them.

Removing access to a natural plant medicine would not only be ineffective, it would be truly cruel - and in my opinion, wholly unconstitutional. All we are asking for is balanced, evidence-based regulation that protects consumers without punishing the very people trying to reclaim their health and quality of life. States such as Georgia and many others have instead chosen to adopt **Kratom Consumer Protection Acts (KCPA)**, which set standards for purity, labeling, and age restrictions; a framework that you could easily replicate. Example: [Georgia KCPA Bill](#). There are also local ordinance variations that can give you proper framework. If you can ban you can regulate!

Eliminating safe and effective alternatives like whole leaf kratom could do more harm than good. Please think of the veterans, cancer patients, and chronic pain sufferers that rely on this plant to improve their quality of life. Proper regulation, not prohibition, ensures safety, education, and access while protecting against misuse.

I urge you to consider a research-driven regulatory framework that prioritizes consumer safety while preserving access to this natural tool for those who benefit from it.

Thank you for your time, your open-mindedness, and your willingness to investigate the evidence with both scientific rigor and compassion.

Sincerely,  
Jennifer Mercier  
Hopeful Consumer & Advocate

*"You have to bounce in life with JOY! Your strength lies in your smiles and songs."*

- Harbhajan Singh





**From:** [Dan gibbs](#)  
**To:** [Clerk](#)  
**Subject:** Include natural kratom (mitragynine-containing products) within Ordinance 251028  
**Date:** Monday, December 8, 2025 2:43:14 PM

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Dear Councilmembers,

Thank you for accepting written public comment regarding Ordinance 251028. Please put this email on public record. I am writing to urge you in the strongest possible terms to include natural kratom within this ordinance. My position comes from personal tragedy supported by medical fact: my 25-year-old son and only child, Austin Gibbs, died from what kratom advocates call “natural kratom.”

On December 6, 2023, Austin died alone in his bedroom after consuming a natural kratom product he believed was safe. His official autopsy — conducted by the Montgomery County (Ohio) Coroner — concluded:

- Cause of Death: Intoxication by mitragynine
- Toxicology: Mitragynine only; no fentanyl, no illicit drugs, no prescription opioids
- Findings: Pulmonary edema and frothy airway fluid consistent with opioid-type respiratory depression

Austin died from pure mitragynine, the primary alkaloid in natural kratom leaf. His death proves that natural kratom itself is lethal.

## **The Science Advocates Avoid: Mitragynine Converts Into a Far More Potent Opioid**

Kratom advocates often insist natural kratom is harmless because it hasn't been synthetically altered. But what matters is what happens inside the

human body, not on the packaging.

Once ingested, the liver converts mitragynine into 7-hydroxymitragynine, a compound 10–20 times more potent at the mu-opioid receptor. This metabolic process explains dependence, withdrawal, respiratory depression, and fatalities — including my son’s.

Austin did not consume anything synthetic. His own liver converted “natural kratom” into a dangerous opioid.

## **Regulation Does Not Work — And Has Already Failed in Multiple States**

Some will ask you to “regulate, not ban.” But regulation has failed everywhere it has been tried.

States such as Utah and Georgia adopted the Kratom Consumer Protection Act. The outcomes were the same:

- Continued emergency room cases
- Continued addictions
- Continued deaths
- High-potency kratom products still sold in gas stations

Utah’s own Republican bill sponsor, Senator Todd Weiler, now publicly regrets regulating kratom, acknowledging he would have supported a full ban had he known the consequences.

Regulation cannot fix a drug whose danger comes from the alkaloid itself, not contamination.

My son died from pure mitragynine.

No label, ID check, or testing requirement would have prevented his death.

## **Advocates Admit the Danger Without Realizing It**

Kratom advocates proudly testify — sometimes waiting hours for their turn — insisting that kratom is so powerful it helped them quit opioids such as heroin or morphine to ease their debilitating pain. And it is important for this Council to understand what they are actually referring to.

These individuals are not talking about 7-hydroxymitragynine or synthetic derivatives. They are defending natural, mitragynine-dominant kratom products — the same type of product that killed my son.

They proudly describe a product so opioid-like that it replaces heroin — and then argue it should remain available in gas stations and smoke shops, without medical supervision and without real oversight.

That alone should raise alarms for every policymaker in this room.

## **Natural Does Not Mean Safe — Austin’s Death Proves That**

Advocates insist kratom is harmless because it is “natural.” But:

- Hemlock is natural.
- Tobacco is natural.
- Heroin originates from a plant.

The issue is not plant origin.

The issue is whether a substance can suppress breathing, cause dependence,

and kill.

Natural kratom can — and in my son's case, it did.

## **Kansas City Must Not Leave a Loophole**

If Kansas City excludes natural kratom from Ordinance 251028, you will leave open the exact loophole that killed my son and that continues to endanger families across the country.

My son did not ingest a synthetic product. He did not ingest 7-OH.

He used a natural kratom product, fully legal and marketed as safe, and he never woke up.

Kansas City has the opportunity to prevent future tragedies by addressing the evidence clearly and decisively.

I am asking you, as a father who will never see his son again:

Please include natural kratom in this ordinance.

Close the loophole.

Do not allow this substance to remain on store shelves simply because it grows on a tree.

Families should not have to experience the preventable, devastating loss that mine did.

Thank you for your time and your commitment to public safety.

Respectfully submitted,

Dan Gibbs

740-646-6068

Sent from my iPhone



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 251028

Submitted Department/Preparer: Finance

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

Amending Chapter 50, Code of Ordinances, by enacting a new section 50-206 and 50-207 for the purpose of prohibiting the sale of certain psychoactive substances and dangerous chemical inhalants within the City.

### Discussion

This ordinance makes it unlawful for any business owner or operator to cause, direct, authorize, or allow the sale, offering for sale, display for sale, or distribution of novel psychoactive drug product, intoxicating cannabinoid product, kratom product, or drug paraphernalia within the City.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
N/A
3. How does the legislation affect the current fiscal year?  
This ordinance will reduce sales tax revenue.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
This ordinance will reduce sales taxes revenue in future years.
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. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

**Additional Discussion (if needed)**

No account string to verify.

### 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

N/A

### Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Positive health impact on potential consumers of unregulated products that would no longer be available for sale within Kansas City.
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?  
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)





**From:** [kirk.Hullinger](#)  
**To:** [Clerk](#)  
**Subject:** Ordinance 251028  
**Date:** Monday, December 8, 2025 3:22:47 PM

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Hello I'd like my place my email on record to be on ordinance 251028.

While I do believe kratom should be age restricted ro 21 years old and vendors should be responsible for ensuring clean safe products. I dont think it should be banned. Its helped me tremendously overcome pain and mental health issues. It has made my life better. And it doesn't have all the awful side effects that pharmaceuticals come with.

I dont think smoke shops should be just selling whatever they want I do veleive thst responsible vendors should be allowed to provide alternative health options. We all know what an expensive black hole the American Healthcare system can be. We've all gotten horrible medical bills and we the people should be able to have access to options that aren't set out to take advantage of us.

Please regulate and age restrict this product.... but please please please dont ban it out right!

Thanks for taking the time to read!

Dear Councilmembers,

I am writing to ask that this email be placed **ON RECORD** for Ordinance #251028.

I **oppose Ordinance #251028 as written** because it wrongly includes **natural kratom** and would punish responsible adult consumers instead of targeting bad actors.

Kratom has helped many people manage pain, reduce or avoid opioids, and improve their quality of life when used responsibly. A broad restriction or ban on natural kratom will not make people safer. It will:

- Push consumers toward **more dangerous substances**, including illicit opioids and alcohol
- Encourage **unregulated, black-market products** instead of supporting reasonable regulations
- Harm adults who use kratom safely and responsibly

Instead of banning or overregulating natural kratom, I urge the Council to support a **Kratom Consumer Protection Act (KCPA) model** that:

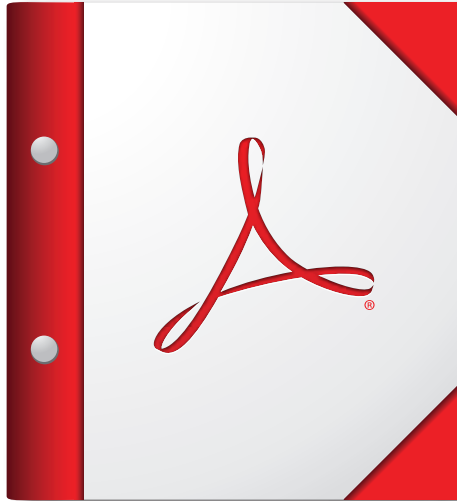
- Sets **age limits** for purchase
- Requires **accurate labeling and testing** for contaminants and adulterants
- Cracks down on **companies that spike products** or hide ingredients

Please protect responsible consumers and focus on **regulation, not prohibition**. I respectfully ask you to **vote NO on Ordinance #251028 in its current form** or amend it to remove natural kratom and adopt a KCPA-style regulatory framework instead.

Thank you for your time and for placing my comments on the record.

Sincerely,

Leonard Ford



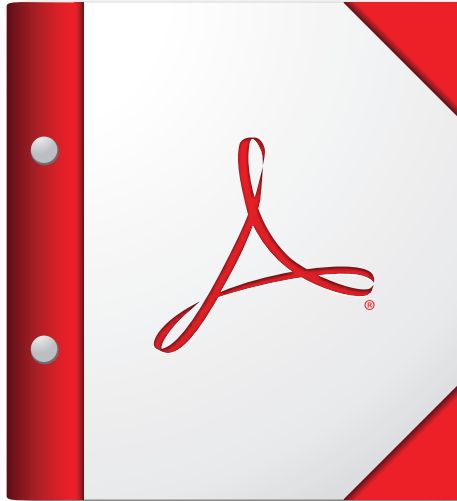
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**File #: 251029**

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### ORDINANCE NO. 251029

Sponsor: Mayor Quinton Lucas

Calling for submission to the voters of Kansas City, at an election to be held on the general municipal election day of April 7, 2026, a question of whether to continue Kansas City's current one-percent earnings tax for five years; directing the City Clerk to provide notice of the election; and recognizing an accelerated effective date.

WHEREAS, the earnings tax has been part of the City's financial structure since Kansas City voters passed a Charter amendment in 1963 authorizing the City to enact a tax of one-half percent; and

WHEREAS, in 1970, Kansas City voters approved a Charter amendment to increase the earnings tax to one percent; and

WHEREAS, Section 92.115 of the Revised Statutes of Missouri requires Kansas City voters to approve the continuation of the earnings tax at "the next general municipal election date immediately following November 2, 2010 and once every five years thereafter"; and

WHEREAS, Kansas City voters most recently approved renewal of the earnings tax in the general municipal election held on April 6, 2021; and

WHEREAS, the next general municipal election day is April 7, 2026; and

WHEREAS, Section 92.125 of the Revised Statutes of Missouri provides that if the City fails to place the issue on the April 2026 ballot, the earnings tax will be automatically phased out over ten years; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. ELECTION CALLED. That a general municipal election is called and shall be held on Tuesday, April 7, 2026, for the purpose of submitting to the voters the question of whether to continue the imposition of the City's current one-percent earnings tax for a period of five (5) years beginning January 1, 2027.

Section 2. BALLOT TITLE. The ballot title shall be:

QUESTION NO.

(Continuation of the Earnings Tax)

Shall the earnings tax of 1%, imposed by the City of Kansas City, be continued for a period of five (5) years commencing January 1 immediately following the date of this election?

\_\_\_\_\_ Yes                      \_\_\_\_\_ No

Section 3. ELECTION NOTICE. That the notice of election shall read as follows:

NOTICE OF ELECTION  
CITY OF KANSAS CITY, MISSOURI

Notice is hereby given to the qualified voters of the City of Kansas City, Missouri, that the City Council of the City has called a general municipal election to be held in the City on April 7, 2026, commencing at 6:00 A.M. and closing at 7:00 P.M., on the question contained in the following sample ballot:

OFFICIAL BALLOT  
CITY OF KANSAS CITY

GENERAL MUNICIPAL ELECTION, APRIL 7, 2026

QUESTION  
(Continuation of Earnings Tax)

Shall the earnings tax of 1%, imposed by the City of Kansas City, be continued for a period of five (5) years commencing January 1 immediately following the date of this election?

\_\_\_\_\_ Yes                      \_\_\_\_\_ No

Instructions to voters will be supplied by the election authorities.

A complete copy of Ordinance No. \_\_\_\_\_ (as it may be amended) submitting the above question to the electorate is on file in the Office of the City Clerk of Kansas City, Missouri, and is open for inspection and copying.

The election will be held at the following polling places in the City of Kansas City, Missouri: [insert list in last publication only].

I hereby certify that the foregoing is the legal notice to be published pursuant to Section 115.127, RSMo., as amended.



Given under my hand and the official seal of the City of Kansas City, Missouri this \_\_\_\_ day of \_\_\_\_\_, 2026.

(SEAL)

\_\_\_\_\_  
Marilyn Sanders  
City Clerk of Kansas City, Missouri

Before me, a notary public, personally appeared Marilyn Sanders, to me known to be the City Clerk of Kansas City, Missouri, and the person who acknowledged to me that she executed the same for the purposes therein stated.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

Section 4. NOTICE TO ELECTION AUTHORITIES BY CITY CLERK. That following the passage of this ordinance, the City Clerk shall deliver certified copies of this ordinance and notice of election to the Clerk of Cass County, Board of Election Commissioners of Clay County, Board of Election Commissioners of Kansas City, and Board of Election Commissioners of Platte County, not later than January 27, 2026, which shall be the authority of each election authority of the City to submit the question to the electors of Kansas City and to give public notice as provided by law.

Section 5. ACCELERATED EFFECTIVE DATE. This ordinance, providing for the submission of the continuation of the earnings tax to the people of Kansas City, Missouri, is hereby recognized to be an ordinance with an accelerated effective date within the meaning of Section 503(a)(3)(A) of the Charter because it calls for an election and provides for the submission of a question to the people; and as such shall become effective immediately following approval by the Mayor, or five days after passage if no action is taken by the Mayor to approve or veto the ordinance.

..end

\_\_\_\_\_  
Approved as to form:

\_\_\_\_\_  
Samuel Miller  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 251029

Submitted Department/Preparer: City Clerk'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

Calling for submission to the voters of Kansas City, at an election to be held on the general municipal election day of April 7, 2026, a question of whether to continue Kansas City's current one-percent earnings tax for five years; directing the City Clerk to provide notice of the election; and recognizing an accelerated effective date.

### Discussion

The earnings tax has been part of the City's financial structure since Kansas City voters passed a Charter amendment in 1963 authorizing the City to enact a tax of one-half percent. In 1970, Kansas City voters approved a Charter amendment to increase the earnings tax to one percent. Section 92.115 of the Revised Statutes of Missouri requires Kansas City voters to approve the continuation of the earnings tax at "the next general municipal election date immediately following November 2, 2010 and once every five years thereafter."

Kansas City voters most recently approved renewal of the earnings tax in the general municipal election held on April 6, 2021. The next general municipal election day is April 7, 2026. Section 92.125 of the Revised Statutes of Missouri provides that if the City fails to place the issue on the April 2026 ballot, the earnings tax will be automatically phased out over ten years.

### 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.  
Failure to renew the Earnings Tax would result in a phasing out of Earnings Tax collections over a period of 10 years which would materially decrease General Fund revenue.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Yes, this ordinance authorizes the ballot measure to renew the Earnings Tax.

### 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)

Appropriations associated with municipal elections and election boards are included in the Adopted FY 2025-26 Budget.

## Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - ☐ Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - ☐ Foster a solutions-oriented, welcoming culture for employees and City Partners.
  - ☐
  - ☐
  - ☐

## Prior Legislation

Ordinance No. 200854

## Service Level Impacts

Failure to renew the Earnings Tax would impact the City's ability to provide services supported by the General Fund such as public safety and solid waste.

## 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?  
This ordinance ensures the sustainability of revenue to support critical services.
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 authorize an agreement that requires CREO review.

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 #: 251030**

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### ORDINANCE NO. 251030

Sponsor: Director of Finance Department

Authorizing the Manager of Procurement Services to execute \$25,405,195.00 ten-year contract (EV3002) with Iron Brick Associates, LLC to provide the Workday SaaS enterprise resource planning (ERP) system; authorizing the Manager of Procurement Services to amend the contract and execute up to two five-year optional contract renewal terms subject to appropriation of funds; and designating requisitioning authority.

WHEREAS, most organizations are migrating to cloud-based enterprise resource planning (ERP) platforms, the City's current ERP system is operating on outdated software which can result in performance issues and decreased efficiency. An ERP system upgrade will provide additional benefits such as enhanced data security, automation and customer experiences, both internally and externally. An ERP system upgrade to a cloud-based platform would also offer cost savings, as vendor support often declines as software ages, and it can become expensive to maintain over time; and

WHEREAS, a citywide replacement/upgrade of our ERP system was included in the Citywide Business Plan passed by City Council on Resolution No. 240857 on October 31, 2024; and

WHEREAS, City Council approved Ordinance No. 250175 on March 20, 2025, which authorized the appropriation of funds in the FY26 budget for an ERP upgrade/replacement system; and

WHEREAS, the City issued an RFP on January 23, 2023, and the evaluation committee recommends the contract be awarded to Iron Brick Associates, LLC; and

WHEREAS, Iron Brick Associates, LLC is the acquisition consultant who will provide the Workday Software-as-a-Service (SaaS) that the City selected after evaluating available solutions; NOW, THEREFORE,

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

Section 1. That the Manager of Procurement Services is authorized to execute a \$25,405,195.00 ten-year contract (EV3002) with Iron Brick Associates, LLC for the purchase of the Workday SaaS enterprise resource planning (ERP) system. A copy of the contract is on file

with the Manager of Procurement Services.

Section 2. That the Director of Finance authorizes an expenditure of \$2,606,650.00 from Account No. 1000-127053-619080-12WRKDYIBC to satisfy the cost of the first year of this contract. Expenditures for the remainder of the contract term are subject to annual appropriation.

Section 3. That the Manager of Procurement Services is authorized to execute up to two five-year optional renewal terms for the Iron Brick Associates, LLC without further Council approval, subject to annual appropriation.

Section 4. That the Director of Finance is hereby designated as requisitioning authority for Account No. 1000-127053-619080-12WRKDYIBC.

..end

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The City has no financial obligation under both this Ordinance and Contract until the Manager of Procurement Services issues a purchase order which shall be signed by the City's Director of Finance certifying there is a balance, otherwise unencumbered, to the credit of the appropriation to which the expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment will be made, each sufficient to meet the obligated incurred in the purchase order.

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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 #: 251030

Submitted Department/Preparer: Finance

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

Authorizing the Manager of Procurement Services to execute a ten-year contract (EV3002) with Iron Brick Associates, LLC to provide the Workday SaaS enterprise resource planning (ERP) system; authorizing the Manager of Procurement Services to amend the contract and execute up to two five-year optional contract renewal terms subject to appropriation of funds; and designating requisitioning authority.

### Discussion

The City's current enterprise resource planning (ERP) system, PeopleSoft, was implemented in 2004, and despite multiple upgrades over the last two decades, the system relies on outdated technology that is difficult and expensive to support, and limits the City's ability to manage its HR and finance functions. City Council approved the 2025-2029 Citywide Business Plan last year and included under the Finance and Governance goal the objective to modernize the City's ERP system. An RFP was issued over the summer of 2025, and from three proposals, Workday, Inc. was the system chosen by the RFP evaluation team based on extensive demonstrations and evaluations of the candidate software platforms.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?  
1000-127053-619080-12WRKDYIBC; General Fund
3. How does the legislation affect the current fiscal year?  
Authorizes expenditure of previously appropriated funds



4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
The ordinance does allow for renewal of the contract in future years without additional Council authorization, but those renewals are subject to funding through annual appropriation by Council.
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)

This ordinance authorized expenditure of previously appropriated funds through the 2026 Adopted Budget. There will be continued annual funding associated with this agreement.

## Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - ☒ Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - ☐ Foster a solutions-oriented, welcoming culture for employees and City Partners.
  - ☐
  - ☐
  - ☐

## Prior Legislation

Funding appropriated in the Fiscal year 2025-2026 annual budget ordinance, number 250175.

## Service Level Impacts

Implementation of the Workday ERP system will significantly improve the City's financial and HR processes, facilitating a better employee experience across all departments and roles, ensuring stronger internal financial controls, and improving financial and personnel reporting capabilities.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No
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?  
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:

Contract is for software licensing and use

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)?

Yes(Press tab after selecting)

In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.



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**File #: 251033**

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ORDINANCE NO. 251033

Sponsor: Director of Parks and Recreation Department

Waiving the limitations established by the Fund Balance and Reserve Policy in Section 2-1954 of the Code of Ordinances; appropriating \$2,031,975.00 from the Unappropriated Fund Balance of the Parks and Recreation Fund for maintenance projects at Gregg/Klice Community Center pool, Penguin Park, and the Parks and Recreation Administration building; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

\*\*\*\*\* THIS ORDINANCE WILL BE HELD UNTIL DECEMBER 16 2025\*\*\*\*\*

*WHEREAS, in August of 2012 the voters of Kansas City, Missouri approved a half-cent sales tax increase, in perpetuity, to benefit parks and community centers; and*

*WHEREAS, the pool at Gregg/Klice Community Center has been out of order since October of 2024, and the City has placed a priority on ensuring aquatic programs and opportunities to residents in all areas of the city; and*

*WHEREAS, Penguin Park is one of the busiest parks in the City and is used by thousands of children each year, and the protective safety surface that covers that land underneath the playground is damaged in sections and is reaching the end of its usable lifespan; and*

*WHEREAS, the Parks and Recreation Administration Building is the primary work location for over eighty (80) employees, and the HVAC system has been failing since 2019, creating an untenable work environment for City employees; and*

*WHEREAS, the Parks and Recreation Fund balance reserve will go below the threshold of 16% of the annual operating budget, as established by City ordinance, requiring a council waiver; and*

*WHEREAS, the Board of Parks and Recreation Commissioners passed Resolution No. 32990 on October 21, 2025, approving the use of \$2,031,975.00 from the Parks and Recreation Fund to fund these improvements; NOW, THEREFORE,*

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

Section 1. That the City Council hereby waives Section 2-1954(f)(4)(B)(i), Code of Ordinances, entitled “Fund Balance and Reserve Policy” to authorize the appropriation of funds bringing the reserve of the Parks and Recreation Fund below recommended levels.

*Section 2. That the sum of \$2,031,975.00 is hereby appropriated from the Unappropriated Fund Balance of Fund No. 2030, the Parks and Recreation Fund, to the following accounts:*

26-2030-707704-B-70260102	Gregg/Klice Pool repair	\$
735,250.00		
26-2030-707704-B-70260103	Penguin Park safety surface replacement	
770,000.00		
26-2030-707704-B-70260104	Parks & Rec Admin Building HVAC	
342,000.00		
26-2030-707704-B-70260105	Projects’ Contingency fund	
<u>184,725.00</u>		
	TOTAL	\$2,031,975.00

Section 3. That the Director of Parks and Recreation is hereby designated requisitioning authority for Account Nos. 26-2030-707704-B-70260102, 26-2030-707704-B-70260103, 26-2030-707704-B-70260104, and 26-2030-707704-B-70260105.

Section 4. That this ordinance relating to the appropriation of money and the expenses of government is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(B) and Section 503(a)(3)(C) of the City Charter and shall take effect in accordance with Section 503, City Charter.

...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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Lana K. Torczon  
Senior Associate City Attorney





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 251033

Submitted Department/Preparer: Parks Recreation

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

Waiving the limitations established by the Fund Balance and Reserve Policy in Section 2-1954 of the Code of Ordinances; appropriating \$2,031,975.00 from the Unappropriated Fund Balance of the Parks and Recreation Fund for maintenance projects at Gregg/Klice Community Center pool, Penguin Park, and the Parks & Recreation Administration building; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

### Discussion

Appropriating \$2,031,975 from the unappropriated fund balance of the Parks and Recreation Fund to authorize and support the following maintenance investments: Repairing multiple systems that have shut down the Gregg/Klice Community Center pool, repairing part of the HVAC system at the Parks & Recreation Administration building, and replacing the safety surface at Penguin Park.

The Board of Parks and Recreation Commissioners passed Resolution No. 32990 on October 21, 2025 approving the use of \$2,031,975 from the Parks Sales Tax Fund to fund these improvements.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
2030 - Parks and Recreation Fund
3. How does the legislation affect the current fiscal year?  
It draws down the Parks and Recreation fund reserve balance.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
It will have a positive impact on future fiscal years by decreasing maintenance costs at multiple system facilities.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
There will be revenue generation at Gregg/Klice Community Center, as the pool is a source of many recreational programs and activities.

### **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)**

The Parks and Recreation Fund has Unappropriated Fund Balance available to support the proposed amount. The unreserved fund balance of the Parks and Recreation Fund is \$5.4 million as of 11/26/2025. This legislation will bring the Parks and Recreation fund balance below the minimum reserve target of 16% established in the Code of Ordinances. Current 5-year financial models project complete depletion of the Parks and Recreation fund reserves by Fiscal Year 2028.

## **Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☐ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
  - ☐ Maintain and increase affordable housing supply to meet the demands of a diverse population.
  - ☐ Address the various needs of the City's most vulnerable population by working to reduce disparities.



- ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
- ☒ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

## Prior Legislation

Resolution 32990 from the Parks & Recreation Board of Commissioners

## Service Level Impacts

This will have a positive service-level impact across multiple KPI. We will be able to increase recreation programming (CWB HH6c), increase the number of facilities passing SHAPE inspection (CWB IA5b), and increase cost recovery in the recreation division (CWB HH6b).

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Increased recreational facilities and activities will have a positive impact on the health of the residents.
2. How have those groups been engaged and involved in the development of this ordinance?  
Our recent system-wide plan included months of community outreach, in which aquatics facilities and community playground rated as high priorities for the citizens.
3. How does this legislation contribute to a sustainable Kansas City?  
These investments increase the usability and life span of department assets and decrease the ongoing maintenance costs of the outdated equipment.
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)



251033

**JOURNAL ID:**

**BUDGET PERIOD:** 2026

TOTAL	<u>2,031,975.00</u>
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DATE \_\_\_\_\_

12/1/2025



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**File #: 251036**

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### RESOLUTION NO. 251036

Sponsor: Mayor Quinton Lucas

**RESOLUTION** - Establishing the City of Kansas City's major priorities and positions on matters of regional importance to the Kansas City metropolitan area and for the 2025 session of the Kansas State Legislature.

WHEREAS, the Kansas State Legislature will convene on January 12, 2025; and

WHEREAS, in the past, Kansas City has partnered with federal, state and local representatives and governmental entities across the state line to address many of the issues impacting our region; and

WHEREAS, the City recognizes that the lives of Kansas Citians are impacted by the regulatory environment across the state line and wishes to support coordinated, regional approaches to priority issues; NOW, THEREFORE,

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

That the City adopts the following major priorities on matters that impact federal, state and local government partners in Kansas and that may come before the 2026 session of the Kansas State Legislature:

- **International Air Service.** Support state incentives to attract and maintain international air service for Kansas residents and businesses at airports at the largest airports serving Kansas serving residents, including the Kansas City International Airport.
- **World Cup.** Support funding and other efforts related to planning and preparation for the 2026 World Cup, which will showcase the Kansas City region to the world.
- **Fixed Rail Transit.** Support efforts to expand investment in commuter transit, including fixed rail and streetcar development of East-West lines, for residents of northeast Kansas and surrounding areas. Continue and expand support for fixed rail interstate transit, including evaluation of high-speed rail, through Kansas.

- **Preventing Homelessness and Support for Affordable Housing.** Support increased investments in pathways to safe and affordable housing and permanent supportive housing for people exiting homelessness and encourage regional coordination of services, outreach, and data-sharing related to homelessness.
- **Clean the Shared Missouri River and Kansas River.** Support efforts to clean and restore the Missouri/Kansas River to protect human health and the environment.

..end

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 251036

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

Establishing the City of Kansas City's major priorities and positions on matters of regional importance to the Kansas City metropolitan area and for the 2025 session of the Kansas State Legislature.

### Discussion

The Kansas State Legislature will convene on January 12, 2025. In the past, Kansas City has partnered with federal, state and local representatives and governmental entities across the state line to address many of the issues impacting our region. The City recognizes that the lives of Kansas Citians are impacted by the regulatory environment across the state line and wishes to support coordinated, regional approaches to priority issues.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
No funding included in this legislation
3. How does the legislation affect the current fiscal year?  
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.  
No funding included in this legislation
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No funding included in this legislation

## Office of Management and Budget Review

(OMB Staff will complete this section.)

- |   |                              |  |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

## Additional Discussion (if needed)

No funding included in this legislation

## 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

None

## Service Level Impacts

None anticipated.

## 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 - This is a policy resolution only; no direct sustainability action.
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)





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**File #: 251037**

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### RESOLUTION NO. 251037

Sponsor: Mayor Quinton Lucas

**RESOLUTION** - Establishing the City of Kansas City's legislative priorities and positions on matters that may come before the remainder of the 119th United States Congress in 2026.

WHEREAS, the City desires to publish general statements of its major priorities and positions on matters that may become the subject of or be affected by proposed federal legislation during the remainder of the 119th United States Congress in 2026; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. **MAJOR PRIORITIES.** That the City adopts the following major priorities on matters that may come before the 119th United States Congress in 2026:

1. **World Cup:** Increase funding available to support safety and security, infrastructure and transportation expansion, including funding for transit partners like the Streetcar Authority, in preparation for the FIFA World Cup games hosted by Kansas City in 2026. Support funding for new and innovative technologies to address public safety and preparedness challenges related to hosting FIFA related events in Kansas City.
2. **Violence Reduction:** Increase funding for evidence-based efforts that help law enforcement agencies solve more homicides and shootings. Invest in programs that address the root causes of gun violence, and those focusing on diversion and intervention. Provide funding to programs supporting victims of gun violence.
3. **Transportation:** Support legislation which allows for increased funding for KCATA and the Kansas City Streetcar Authority to invest in priorities such as expanded and more frequent service provision, and enhancements to fleet efficiency. Support legislation allowing increased funding to maintain and expand infrastructure spending to cities.
4. **Housing:** Increase federal support for cities to develop affordable housing, expand rental assistance, and provide transitional housing and social services to support people experiencing homelessness. Update policies to improve efficacy of existing programs, including changing the definition of homelessness and 90-day

rule so individuals leaving incarceration or substance use treatment do not need to spend time in an emergency shelter before accessing transitional and supportive housing.

5. **Economic Support:** Continue to rebuild the economy through continued and expanded federal investments in childcare, health care, job training programs, education, digital access, and sustainable economic development.

Section 2. **POSITIONS.** That the City adopts the following positions on matters that may come before the 119th United States Congress in 2026:

### *Finance & Governance*

- **Municipal Bonds.** Oppose the elimination of the municipal bonds tax exemption and restore the ability to advance refund tax-exempt municipal bonds.
- **Reducing Reporting Burdens.** Support efforts to reduce overly burdensome reporting requirements, which increase costs and decrease efficiency of local governments, and oppose efforts, like the Financial Data Transparency Act, which would impose unnecessary and unfunded reporting standards on local governments.
- **Treasury Offset Program.** Support an amendment to section 6402 of the IRS Code of 1986 to allow the City's participation in the Treasury Offset Program.

### *Health & Public Safety*

- **Early Childhood Education.** Support increased funding to early learning programs including Head Start, Early Head Start and the Child Care Development Block Grant to allow assistance to an increased number of eligible children.
- **Emergency Personnel.** Support continued and increased funding for the Assistance to Firefighters Grants Program, which funds critical equipment and training for emergency personnel, enhancing their efficiency and safety while also supporting community resilience.
- **Disaster and Emergency Preparedness.** Support funding and programming for disaster and emergency preparedness and relief efforts due to natural disasters across State of Missouri and its municipalities.
- **Family & Medical Leave.** Support the creation of a national paid family leave program, which will support child development, early childhood health outcomes, and families.
- **Reentry Support.** Support legislation for policies and programs which address and mitigate involvement in the criminal justice system, particularly among

youth, and proven interventions which reduce rates of recidivism among the formerly incarcerated.

- **Urban Areas Security Initiative Funding.** Support the restoration of funding from the Department of Homeland Security through the Urban Areas Security Initiative (DASI) for the public safety agencies in our bi-state metropolitan area to maintain regional capabilities to prevent terrorism and to respond promptly and effectively to both man-made and natural disasters.
- **Violent Crime Prevention.** Support increased funding for initiatives that will reduce violent crime in Kansas City and funding for grants that assist to collaborate with law enforcement, public health practitioners, and community organizations in addressing violent crime with evidence-based strategies.
- **Center for Disease Control Funding.** Support increasing the Center for Disease Control's total budget and appropriations for programs that impact local health departments or public health activities.

### *Housing, Community, & Economic Development*

- **Affordable Housing Development and Preservation.** Support increased funding for programs such as Community Development Block Grants, HOME, the Low-Income Housing Tax Credit program, and others which are catalysts for community development, and which support the production of affordable housing in the Kansas City region.
- **Building Efficiency.** Expand funding for programs such as the Weatherization Assistance Program, Low-Income Home Energy Assistance Program, and others which allow city residents to improve the energy efficiency of their residences and businesses.
- **Brownfield Remediation.** Support funding and additional resources to remediate hazardous substances, pollutants, or contaminants on developable property to facilitate sustainable developments for public and privately owned vacant lots.
- **Digital Access.** Support programs that expand digital access and literacy and support efforts to improve data regarding areas lacking digital access, including in urban areas.
- **Expedite Housing Development.** Support efforts to streamline processes relating to the development of transitional, supportive, and affordable housing, including streamlining environmental review requirements under the National Environmental Policy Act (NEPA).

- **Homeownership and Local Development.** Support programs which offer incentives for small-scale developers and residents to convert vacant or underutilized land into owner-occupied affordable housing.
- **Resources for Economic and Workforce Development.** Support programs that expand resources for local, place-based economic development and workforce development efforts.

### *Transportation & Infrastructure*

- **Transportation Infrastructure Funding.** Develop a uniform national alternative to gas/fuel taxes based on vehicle weights, uses, and miles traveled. Standardize smart technologies to identify on road vehicles for purposes of taxation and traffic law enforcement.
- **Climate Protection and Resiliency.** Support Greenhouse Gas Reduction and Sequestration. Support efforts to meet the City's climate goals by accelerating the transition to affordable, zero carbon energy, making buildings more efficient, investing in pedestrian and bike infrastructure, increasing affordable housing near transit and jobs, and preserving and increasing tree canopies and other natural areas.
- **Construction and Investigations Programs.** Support funding of flood risk management and water resources efforts through construction and investigations accounts.
- **EPA Consent Decree.** Continue efforts to reduce the financial burden of water rates on residents through implementation of the amended EPA Consent Decree.
- **Infrastructure Efficiency.** Support programs that assist the city and residents with increasing the energy efficiency of homes, businesses, and infrastructure.
- **Rate Payer Assistance.** Support efforts to provide assistance to rate payers, including the WIFIA program and continued investment in low interest loans through the State Revolving Fund program for clean water and drinking water.
- **Renewable Fuel Standards.** Re-evaluate ethanol fuel stock requirements, subsidies, and mandates to assess environmental impacts on water supplies, downstream water quality, air quality, and carbon emissions; shifts in global climate and food production; and market impacts on rural communities.

..end

No Docket  
Memo  
Provided  
For  
Resolution  
251037



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 251037

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

Establishing the City of Kansas City's legislative priorities and positions on matters that may come before the remainder of the 119th United States Congress in 2026.

### Discussion

The City desires to publish general statements of its major priorities and positions on matters that may become the subject of or be affected by proposed federal legislation during the remainder of the 119th United States Congress in 2026.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
No funding included in this legislation
3. How does the legislation affect the current fiscal year?  
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.  
No funding included in this legislation
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No funding included in this legislation

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- |   |                              |  |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

**Additional Discussion (if needed)**

No funding included in this legislation

### Citywide Business Plan (CWBP) Impact

- View the [Adopted 2025-2029 Citywide Business Plan](#)
- Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
- Which objectives are impacted by this legislation (select all that apply):
  - ☒ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
  - ☒ Maintain and increase affordable housing supply to meet the demands of a diverse population.
  - ☒ Address the various needs of the City's most vulnerable population by working to reduce disparities.
  - ☒ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
  - ☒ Ensure all residents have safe, accessible, quality housing by reducing barriers.
  - ☒ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

### Prior Legislation

None

### Service Level Impacts

None anticipated.

### 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 - This is a policy resolution only; no direct sustainability action.
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)





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**File #: 251038**

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### RESOLUTION NO. 251038

Sponsor: Mayor Quinton Lucas

**RESOLUTION** - Establishing the City of Kansas City's major legislative priorities and positions on matters for the 2026 session of the Missouri General Assembly.

WHEREAS, the Missouri General Assembly will convene on January 8, 2026; and

WHEREAS, the City seeks to elevate local positions in statewide policy debates, which deeply impact the lives of Kansas Citians; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. **MAJOR PRIORITIES.** That the City adopts the following major priorities on matters that may come before the 2026 session of the Missouri General Assembly:

1. **Housing Affordability and Homelessness Prevention.** Protect and expand state housing programs like the state housing tax credit that incentivize the production and preservation of affordable housing units, including permanent supportive housing for people exiting homelessness. Increase state support for cities and counties with higher numbers of people experiencing homelessness and/or housing cost-burden and initiatives that research and implement rapid, scalable, collapsible, cost-effective sheltering solutions.
2. **World Cup.** Support funding and allocation of resources related to planning and hosting of the FIFA World Cup games hosted by Kansas City in 2026.
3. **Earnings Tax.** Oppose efforts to undermine or eliminate the Earnings Tax. Support the extension of the Earnings Tax renewal period to strengthen the City's bond rating.
4. **Local Decision Making.** Support legislative action to return the Kansas City Police Department to local control and provide the city and its residents with equivalent control over budgeting and policy decision as other Missourians throughout the State. Any state-imposed funding mandate such as a minimum budget requirement for law enforcement agencies should be fulfilled with state funds, in compliance with the Missouri State Constitution.

5. **Provide for Kansas City Police Department Liabilities in the State's Budget.** As a statewide function, amend Mo. Rev. Stat. 105.726 and Chapter 84 RSMo (as necessary) to ensure that settlements, verdicts, and related legal expenses are paid exclusively through state appropriations and not local funds dedicated for police budgets. Additionally, provide sufficient appropriations to pay such settlements, verdicts, and related legal expenses in matters in which the Kansas City Police Department is involved.

Section 2. **POSITIONS.** That the City adopts the following positions on matters that may come before the 2026 session of the Missouri General Assembly:

*Finance & Governance*

- **Housing Authority Governance.** Support legislative action that provides authority to the Mayor of the City to appointment Commissioners to the Housing Authority of Kansas City consistent with authority of other municipalities in the State.
- **Employment and Public Officer Conduct Laws.** Seek both clarifying and substantive amendments to laws relating to unlawful employment practices and the conduct of public officers and employees that continue to seek alignment with federal counterparts, build on prior efforts of the Missouri Legislature, and which continue to balance the important tenets of such laws with the competing demands of the taxpayer's limited resources.
- **Entrepreneurial Support.** Support efforts to create an Angel Investment Tax Credit program, as well as increased funding and opportunities for entrepreneurs and early-stage companies.
- **City Contracting.** Amend Section 8.250 of the Revised Statutes of Missouri, to provide an exception for charter cities so the City can continue to award contracts to the lowest and best bidder.
- **Discriminatory Laws.** Oppose legislation that would be reasonably viewed as discriminatory toward any citizen of the State of Missouri and harmful to its economy and support legislative efforts to provide additional protections under the Missouri Human Rights Act, such as the Missouri Nondiscrimination Act (MONA), to prohibit discrimination in employment, housing, and public accommodations.
- **Efficiency in Tax Administration.** Amend Section 32.057 of the Revised Statutes of Missouri to allow cities to use sales and use tax data to enforce City taxes, so long as confidentiality is maintained.

- **Parity in Access to State Tax Refunds.** Amend Section 143.782 of the Revised Statutes of Missouri to include "political subdivisions" to allow for a refund offset program with the Missouri Department of Revenue.
- **Unnecessary Reporting Burdens.** Support efforts to reduce government inefficiencies by amending Section 479.359 of the Revised Statutes of Missouri to exempt large cities from required calculation and reporting of municipal fines.
- **Access to Democracy.** Support legislative action that extends early voting, allows for same-day voter registration, removes voter ID requirements, and respects the will of voters when issues are put to the ballot for decision by the people of the State of Missouri.

### *Health & Public Safety*

- **Expanded Domestic Violence and Intimate Partner Violence Resources.** Support additional funding to assist organizations and groups that seek to reduce or address harms suffered as a result of domestic or intimate partner violence.
- **Prohibition of Gas Station Drugs.** Support legislation to prohibit the sale of substances commonly sold at gas stations, including but not limited to kratom, Delta 8, or 7-OH.
- **Crime Victims Compensation Fund.** Amend Chapter 595 of the Revised Statutes of Missouri to increase accessibility to Crime Victims' Compensation Fund, including allowing non-law enforcement agencies to access those funds on behalf of an aggrieved victim.
- **Healthcare Access.** Oppose efforts that restrict access to or further criminalize necessary healthcare services, including contraception and abortion, or assisted reproductive technology.
- **One Big Beautiful Bill Medicaid Work Requirements.** Facilitate and ensure simple and efficient processing of expanded Medicaid work and volunteer requirements required as a result of the Federal One Big Beautiful Bill.
- **Police Department Transparency with Dash-cam and Body-cam Videos.** Amend Section 610.100 of the Revised Statutes of Missouri to allow the immediate release of mobile video recordings, including dash-cam and body-cam recordings, to the public to preserve peace and dispel public misunderstanding of a particular officer involved event.
- **Abrogating *Hodges v. St. Louis*.** Support efforts to amend Section 84.710 of the Revised Statutes of Missouri to eliminate the ability to recover twice for the same damages by victims of any Kansas City Police Department negligence.

- **Protecting Victims of Domestic Violence.** Support efforts to expand protections and advocacy efforts for victims of domestic violence, including state legislation reinforcing the United States Supreme Court's decision in *United States v. Rahimi*, which upholds 18 U.S.C. § 922(g)(8), prohibiting persons who are subject to a domestic violence restraining order from carrying a firearm.
- **Gun Violence.** Support efforts to build safe communities and fight the gun violence epidemic. Support legislation banning automatic conversion devices such as bump stocks, which harness the recoil energy of a semiautomatic firearm, and support legislation amending State law to match Federal law regarding the possession of firearms by minors.
- **Public Health Funding.** Support funding for local public health agencies throughout Missouri and for mental health support and services, which are necessary components of our public health and wellbeing.
- **Safe Parks and Public Spaces.** Support funding for neglected public spaces that present safety concerns, such as flooding and pollution. Endorse efforts to expand community spaces, including recreational zones, natural and historical trails, and parks to ensure community engagement and encourage healthy lifestyles.
- **Recidivism Reduction.** Support evidence-based policies proven to reduce recidivism, including funding workforce programs, capping or eliminating the cost of in-prison phone calls to ensure continued family connections, and join 90% of states around the country in providing gate money to people upon release from prison.
- **Drug Crisis.** Support increased funding for cities to combat the fentanyl crisis, which poses a significant threat to public health and safety in Missouri's cities.
- **Off-Road Vehicle Enforcement.** Support legislation authorizing Kansas City to enact ordinances providing for the lawful seizure, impounding, and disposition of all-terrain vehicles and off-road vehicles unlawfully operating on highways, streets, or rights-of-way within City boundaries.

### *Housing, Community & Economic Development*

- **Access to Homeownership.** Expand availability of down payment and closing cost assistance programs and low- or zero-interest mortgages for first-time homebuyers.
- **Addressing Blight and Vacancy.** Authorize local governments to impose a tax or levy higher fines on corporations that leave residential properties vacant or blighted to incentivize refurbishing and renting or selling such properties.

- **Clearance of Title.** Support legislative efforts to amend requirements to more efficiently facilitate clearance of title in vacant lands in urban areas.
- **Brownfield Remediation.** Support funding and additional resources to remediate hazardous substances, pollutants, or contaminants on developable property to facilitate sustainable developments for public and privately owned vacant lots.
- **Land Bank Authority.** Support land bank legislation that expedites acquisition and disposition of vacant and tax-delinquent properties to facilitate affordable housing development.
- **Housing Discrimination Enforcement.** Amend Section 213.040 of the Revised Statutes of Missouri to restore substantial equivalency between the Missouri Human Rights Act and the Fair Housing Act to strengthen local enforcement capacity and the ability of the citizens of Kansas City to seek housing free from discrimination.
- **Higher Education Savings Programs.** Support efforts to ensure higher education savings programs are accessible to all income levels and to ensure that the savings and investments made in such a program, including a 529 plan, are not used in calculating benefits or assistance received by a program participant or beneficiary from other unrelated programs or used to diminish any such benefits or assistance.
- **Liquor Licensing Reform.** Amend Section 311.096 of the Revised Statutes of Missouri to allow open containers of liquor in designated premises during large festivals and events. Support efforts to raise liquor license fees, many of which have not increased since licensing was established in 1939.
- **Quality Child Care.** Support efforts to increase the accessibility of full-day and full-year quality birth through Pre-K programs for all Missouri students.
- **Investment in Youth Programming.** Support policies and funding for youth programs and activities that increase youth participation in sports, enhance literacy, increase civic engagement, promote high school graduation, and prepare teens to enter college or the job market.
- **Supporting Missouri's Workforce.** Support workforce development programming tailored to growing and in-demand industries across the state, including programs designed to support people returning to communities after incarceration, people exiting homelessness, and people with developmental disabilities. Support legislative action to allow cities to raise the minimum wage above the rate mandated statewide.
- **Supporting Innovation and Entrepreneurship.** Support an additional appropriation of \$2 million to provide matching support for the Regional Technology and Innovation Hub Phase 2 application to spur biologic vaccine

manufacturing innovation and good job creation in the Greater Kansas City Region.

- **Tourism, Travel, and Special Events.** Support an additional \$1 million in appropriations for the City's Convention and Sports Complex Fund, as authorized by Section 67.641 of the Missouri Revised Statutes. Support funding for organizations involved in promoting and hosting tourism, travel, sports, or other special events.
- **Transparency in Home Sales.** Legislative action to improve transparency surrounding investor purchasing of homes, including requirement to disclose investor principals of institutional buyers of 1- to 4-unit homes before point of sale.
- **Education Funding.** Increase the overall State funding per pupil in an effort to make Missouri funding rate in the top one half of all states in the country to support K through 12 education.
- **Education Support.** Maintain the integrity of current foundation formula while increasing and providing appropriations to fully fund the foundation formula, transportation formula, summer school and early childhood education.
- **Transportation Support.** Maintain full funding of transportation formula including modifying the provision that penalizes school districts when they transport highly mobile students back to their original school of attendance.
- **Development Tools.** Expand economic development tools at the state and local level to maintain competitiveness with other jurisdictions.

### ***Transportation & Infrastructure***

- **Transportation Funding.** Support efforts to raise new revenues and allow state funding to address all current and future transportation needs so KCATA can better serve Kansas City's workforce and employers.
- **Broadband Access.** Support equitable distribution of federal funding to expand broadband access by partnering with cities and counties of all sizes in planning for distribution of these funds and leveraging available technical assistance to address data quality issues, existing broadband access.
- **Climate Protection and Resiliency.** Support efforts to meet the City's climate goals by accelerating the transition to affordable, zero carbon energy, making buildings more efficient, investing in pedestrian and bike infrastructure, increasing affordable housing near transit and jobs, and preserving and increasing tree canopies and other natural areas. Increase funding for climate protection

measures, including funding for the inclusion of green building features in new building construction and rehabilitation.

- **Traffic Safety.** Support efforts to eliminate traffic fatalities and serious injuries on roadways, while increasing safe, healthy, and equitable mobility for everyone.

Section 3. **OTHER ORGANIZATIONS' POSITIONS.**

- That the City supports the legislative positions adopted by the Kansas City Consensus Agenda for Economic Development for matters that may come before the 2026 session of the Missouri General Assembly.

..end

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No Docket  
Memo  
Provided  
For  
Resolution  
251038





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 251038

Submitted Department/Preparer: City Manager's Office

Revised 6/10/24

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### Executive Summary

Establishing the City of Kansas City's major legislative priorities and positions on matters for the 2026 session of the Missouri General Assembly.

### Discussion

The Missouri General Assembly will convene on January 8, 2026. The City seeks to elevate local positions in statewide policy debates, which deeply impact the lives of Kansas Citians.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
No funding included in this legislation
3. How does the legislation affect the current fiscal year?  
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.  
No funding included in this legislation
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No funding included in this legislation

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- |   |                              |  |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
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**Additional Discussion (if needed)**

No funding included in this legislation

### Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
  - ☒ Maintain and increase affordable housing supply to meet the demands of a diverse population.
  - ☒ Address the various needs of the City's most vulnerable population by working to reduce disparities.
  - ☒ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
  - ☒ Ensure all residents have safe, accessible, quality housing by reducing barriers.
  - ☒ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

### Prior Legislation

None

### Service Level Impacts

None anticipated.

### 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 - This is a policy resolution only; no direct sustainability action.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

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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 #: 251042**

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### ORDINANCE NO. 251042

Sponsor: Councilmember Crispin Rea

Approving the recommendations of the Tax Increment Financing Commission of Kansas City, Missouri as to the 800 Grand Tax Increment Financing Plan and approving the 800 Grand Tax Increment Financing Plan; approving the City's contribution of Additional EATs generated in the Plan Area; and authorizing the City Manager to enter into a Tax Contribution and Disbursement Agreement with the Kansas City TIF Commission and 800 Grand KCMO LLC.

WHEREAS, 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, Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015, Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, and by Committee Substitute for Ordinance No. 240045 on March 21, 2024, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the 800 Grand Tax Increment Financing Plan (the "Redevelopment Plan") was proposed to the Commission; and

WHEREAS, the Redevelopment Plan provides for the construction of a new 24-story, approximately 645,000 square foot mixed-use residential building with approximately 319 multi-family residential units, approximately 28,000 square feet of commercial/retail space, an approximately 1,600 seat theater designed to host a wide variety of entertainment events, and approximately 574 parking spaces (collectively, the "Residential Building Improvements"), and the rehabilitation of the adjacent Scarritt and Arcade buildings, which rehabilitation shall provide for an approximately 174,00 square foot hotel that shall contain approximately 169 guest rooms, approximately 10,500 square feet of meeting space, and approximately 16,000 square feet of food, beverage and commercial/retail spaces (the "Hotel Improvements" and together with the Residential Building Improvements, the "Project Improvements"), along with related public and private infrastructure and site improvements, including but not limited to, roads, streets, curbing, sidewalks and any other similar public improvements that support the Project Improvements (collectively, the "Infrastructure Improvements"); and

WHEREAS, the proposed Redevelopment Area described by the Redevelopment Plan in which the Project Improvements and Public Improvements shall be constructed is located in an area that is generally bounded by Walnut Street on the west, 8th Street on the north, Grand Boulevard on the east, and 9th Street on the south, all in Kansas City, Jackson County, Missouri; and

WHEREAS, after all proper notice was given, the Commission met in a public hearing regarding the Redevelopment Plan and the Redevelopment Project Area described therein at 9:30 AM on November 12, 2025, at which time, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 11-2-25 (the "Resolution") recommending to the City Council the approval of the Redevelopment Plan; 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 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 1: All of LOTS 94, 95, 96, AND 97, ROSS & SCARRITT'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded April 30, 1857, in Plat Book A-1 at Page 29 in the Office of the Recorder of Deeds of Jackson County, Missouri, at Kansas City.

TRACT 2: The East 1/2 of the vacated alley lying West of and adjacent to Lots 94, 95, 96, and 97, ROSS & SCARRITT'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plot thereof.

TRACT 3: All that tract or parcel of land lying and being in Kansas City, Jackson County, Missouri and being Lots 88 and 89, ROSS & SCARRITT'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof recorded April 30, 1857, in Plot Book A- I at Page 29, in the Records Office, Kansas City, Jackson County, Missouri, and as depicted on Certificate of Survey, prepared by The Tuttle-Ayers-Woodward Co., Surveyors, a division of Shafer, Kline & Warren, P.A., Kansas City, Missouri, dated December 11, 1984, which Certificate of Survey is incorporated herein by reference, and being more particularly described as follows: Beginning at the intersection of the Southeast corner of Lot 89 of the aforesaid subdivision and the West right of way line of a 12 foot alley; thence running North 89 degrees 24 minutes 36 seconds

West along the south line of Said Lot 89, a distance of 107.29 feet to a point on the East right of way line of Walnut Street, as now established, 80 feet wide (said point is located North a distance of 48 feet along the East right of way line of Walnut Street from its intersection with the North right of way line of 9th Street); thence running North 0 degrees 21 minutes 58 seconds East along said East right of way line of Walnut Street a distance of 48.66 feet to a point on the North line of said Lot 88; thence running North 89 degrees 33 minutes 12 seconds East along said North line of Lot 88 of the aforesaid subdivision a distance of 106.98 feet to a point on the West line of the aforesaid 12-foot alley; thence running South 0 degrees 00 minutes West along the West line of said 12-foot alley and the East lines of Lots 88 and 89 a distance of feet to the Point of Beginning.

TRACT 4: The West 1/2 of the vacated alley lying East of and adjacent to Lots 88 and 89, ROSS & SCARRITT'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof. Lots 83, 84, 85, 86 And 87, Ross & Scarritt's Addition, A Subdivision In Kansas City, Jackson County, Missouri, According To The Recorded Plat Thereof, Together With The West One-Half (1/2) Of The Vacated North-South Alley East Of, And Adjoining Said Lots 83, 84, 85, 86 And 87, Ross & Scarritt's Addition, A Subdivision In Kansas City, Jackson County, Missouri; And Lots 98, 99, 100, 101 And 102, Ross & Scarritt's Addition, A Subdivision In Kansas City, Jackson County, Missouri, According To The Recorded Plat Thereof, Together With The East One-Half (1/2) Of The Vacated North-South Alley West Of, And Adjoining, Said Lots 98, 99, 100, 101, And 102, Ross & Scarritt's Addition, A Subdivision In Kansas City, Jackson County, Missouri; And Lots 103, 104 And 105, Ross & Scarritt's Addition, A Subdivision In Kansas City, Jackson County, Missouri, According To The Recorded Plat Thereof.

Section 4. That the City Council hereby finds that:

- (a) The Redevelopment Area as a whole is a blighted area, and 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 Redevelopment Plan;
- (b) 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 to 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;

- (c) The Redevelopment Plan conforms to the City's KC Spirit Playbook and the applicable Area Plan;
- (d) The area selected for the Redevelopment Project Area includes only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Infrastructure Improvements and Project Improvements;
- (e) The estimated dates of completion of the respective Redevelopment Project 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 a Redevelopment Project authorized by the Redevelopment Plan and located within the Redevelopment Area;
- (f) A plan has been developed for relocation assistance for businesses and residences;
- (g) A cost-benefit analysis showing the impact of the implementation of the Redevelopment Plan on each taxing district at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act;
- (h) The Redevelopment Plan does not include the initial development or redevelopment of any gambling establishment; and
- (i) A study has been completed, and the findings of such study satisfy the requirements provided under Section 99.810.1 of 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, the City Council approves the pledge of all payments in lieu of taxes and economic activity taxes generated within Redevelopment Projects 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 Distribution Agreement (the “Additional City EATs”), in an amount not to exceed \$54,217,989, payable over a period not to exceed thirty (30) years.

Section 8. Pursuant to Section 74-58 of the Code of Ordinances, the City hereby authorizes and directs the Commission to enter into a Redevelopment Agreement for the implementation of the Redevelopment Plan, which shall expressly waive the requirements to comply with the City’s requirement to pay Prevailing Wages, as set forth in § 3-622 of the City’s Code of Ordinances (the “Prevailing Wage Requirements”) for the labor associated with the Hotel Improvements.

Section 9. That the City Manager is authorized to execute a Tax Contribution and Disbursement Agreement with the Commission and 800 Grand KCMO LLC 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 Public Improvements and the Project Improvements as December 31, 2029.

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

..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 #: 251042

Submitted Department/Preparer: City Planning

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

Approving the recommendations of the Tax Increment Financing Commission of Kansas City, Missouri as to the 800 Grand Tax Increment Financing Plan and approving the 800 Grand Tax Increment Financing Plan; approving the City's contribution of Additional EATs generated in the Plan Area; and authorizing the City Manager to enter into a Tax Contribution and Disbursement Agreement with the Kansas City TIF Commission and 800 Grand KCMO LLC.

### Discussion

the Redevelopment Plan provides for the construction of a new 24-story, approximately 645,000 square foot mixed-use residential building with approximately 319 multi-family residential units, approximately 28,000 square feet of commercial/retail space, an approximately 1,600 seat theater designed to host a wide variety of entertainment events, and approximately 574 parking spaces , and the rehabilitation of the adjacent Scarritt and Arcade buildings, which rehabilitation shall provide for an approximately 174,00 square foot hotel that shall contain approximately 169 guest rooms, approximately 10,500 square feet of meeting space, and approximately 16,000 square feet of food, beverage and commercial/retail spaces , along with related public and private infrastructure and site improvements, including but not limited to, roads, streets, curbing, sidewalks and any other similar public improvements that support the Project Improvements.

The estimated Redevelopment Project Costs to implement Project Improvements and Infrastructure Improvements is \$540,361,653. The Plan provides that (A) Economic Activity Taxes and Payments in Lieu of Taxes generated by and collected within the Redevelopment Project Area will be made available to reimburse up to \$42,774,943 of Redevelopment Project Costs , (B) Additional City EATs generated by and collected within the Redevelopment Project Area will be made available to reimburse up to \$54,217,989 of Redevelopment Project Costs and (C) CID Revenue will be made available to reimburse up to \$11,975,146 of the Redevelopment Project Costs. The remainder is to be funded with debt and equity.

## Fiscal Impact

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

2. What is the funding source?  
Private Debt and Equity

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.

Tax Contribution And Disbursement Agreement

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

### 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

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

## Service Level Impacts

None Identified

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
None 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?  
Project will use HTC equity to restore a historic building, while adding new construction to fill out the project
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 319  
Number of Affordable Units 0

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.  
Developer will follow process with CREO

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)



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 251042

Submitted Department/Preparer: City Planning

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

Approving the recommendations of the Tax Increment Financing Commission of Kansas City, Missouri as to the 800 Grand Tax Increment Financing Plan and approving the 800 Grand Tax Increment Financing Plan; approving the City's contribution of Additional EATs generated in the Plan Area; and authorizing the City Manager to enter into a Tax Contribution and Disbursement Agreement with the Kansas City TIF Commission and 800 Grand KCMO LLC.

### Discussion

the Redevelopment Plan provides for the construction of a new 24-story, approximately 645,000 square foot mixed-use residential building with approximately 319 multi-family residential units, approximately 28,000 square feet of commercial/retail space, an approximately 1,600 seat theater designed to host a wide variety of entertainment events, and approximately 574 parking spaces , and the rehabilitation of the adjacent Scarritt and Arcade buildings, which rehabilitation shall provide for an approximately 174,00 square foot hotel that shall contain approximately 169 guest rooms, approximately 10,500 square feet of meeting space, and approximately 16,000 square feet of food, beverage and commercial/retail spaces , along with related public and private infrastructure and site improvements, including but not limited to, roads, streets, curbing, sidewalks and any other similar public improvements that support the Project Improvements.

The estimated Redevelopment Project Costs to implement Project Improvements and Infrastructure Improvements is \$540,361,653. The Plan provides that (A) Economic Activity Taxes and Payments in Lieu of Taxes generated by and collected within the Redevelopment Project Area will be made available to reimburse up to \$42,774,943 of Redevelopment Project Costs , (B) Additional City EATs generated by and collected within the Redevelopment Project Area will be made available to reimburse up to \$54,217,989 of Redevelopment Project Costs and (C) CID Revenue will be made available to reimburse up to \$11,975,146 of the Redevelopment Project Costs. The remainder is to be funded with debt and equity.

## Fiscal Impact

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

2. What is the funding source?  
Private Debt and Equity

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.

Tax Contribution And Disbursement Agreement

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

### 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

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

## Service Level Impacts

None Identified

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
None 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?  
Project will use HTC equity to restore a historic building, while adding new construction to fill out the project
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 319  
Number of Affordable Units 0

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.  
Developer will follow process with CREO

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 #: 251043**

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### ORDINANCE NO. 251043

Sponsor: Councilmember Crispin Rea

Approving and designating Redevelopment Project Area 1 of to the 800 Grand Tax Increment Financing Plan; and adopting tax increment financing therefore.

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

WHEREAS, the 800 Grand Tax Increment Financing Plan (the “Redevelopment Plan”) and Redevelopment Project Area described therein was proposed to the Commission; and

WHEREAS, after all proper notice was given, the Commission met in a public hearing regarding the Redevelopment Project Area at 9:30 AM on November 12, 2025, at which time, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 11-2-25 (the “Resolution”) recommending to the City Council the approval of the Redevelopment Plan and designation of the Redevelopment Area which contained the Redevelopment Project Area; and

WHEREAS, on \_\_\_\_\_, the City Council of Kansas City, Missouri (the “Council”) passed Ordinance No. \_\_\_\_\_ which accepted the recommendations of the Commission and approved the 800 Grand Tax Increment Financing Plan and designated the Redevelopment Area described therein to be a blighted area (the “Redevelopment Area”); NOW, THEREFORE,

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

Section 1. That all terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Section 2. That the area of the Redevelopment Plan selected for Redevelopment Project Area 1 is legally described as follows:

TRACT 1: All of LOTS 94, 95, 96, AND 97, ROSS & SCARRITT'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded April 30, 1857, in Plat Book A-1 at Page 29 in the Office of the Recorder of Deeds of Jackson County, Missouri, at Kansas City.

TRACT 2: The East 1/2 of the vacated alley lying West of and adjacent to Lots 94, 95, 96, and 97, ROSS & SCARRITT'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plot thereof.

TRACT 3: All that tract or parcel of land lying and being in Kansas City, Jackson County, Missouri and being Lots 88 and 89, ROSS & SCARRITT'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof recorded April 30, 1857, in Plot Book A- I at Page 29, in the Records Office, Kansas City, Jackson County, Missouri, and as depicted on Certificate of Survey, prepared by The Tuttle-Ayers-Woodward Co., Surveyors, a division of Shafer, Kline & Warren, PA., Kansas City, Missouri, dated December 11, 1984, which Certificate of Survey is incorporated herein by reference, and being more particularly described as follows: Beginning at the intersection of the Southeast corner of Lot 89 of the aforesaid subdivision and the West right of way line of a 12 foot alley; thence running North 89 degrees 24 minutes 36 seconds West along the south line of Said Lot 89, a distance of 107.29 feet to a point on the East right of way line of Walnut Street, as now established, 80 feet wide (said point is located North a distance of 48 feet along the East right of way line of Walnut Street from its intersection with the North right of way line of 9th Street); thence running North 0 degrees 21 minutes 58 seconds East along said East right of way line of Walnut Street a distance of 48.66 feet to a point on the North line of said Lot 88; thence running North 89 degrees 33 minutes 12 seconds East along said North line of Lot 88 of the aforesaid subdivision a distance of 106.98 feet to a point on the West line of the aforesaid 12-foot alley; thence running South 0 degrees 00 minutes West along the West line of said 12-foot alley and the East lines of Lots 88 and 89 a distance of feet to the Point of Beginning.

TRACT 4: The West 1/2 of the vacated alley lying East of and adjacent to Lots 88 and 89, ROSS & SCARRITT'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plot thereof. Lots 83, 84, 85, 86 And 87, Ross & Scarritt's Addition, A Subdivision In Kansas City, Jackson County, Missouri, According To The Recorded Plat Thereof, Together With The West One-Half (1/2) Of The Vacated North-South Alley East Of, And Adjoining Said Lots 83, 84, 85, 86 And 87, Ross & Scarritt's Addition, A Subdivision In Kansas City, Jackson County, Missouri; And Lots 98, 99, 100, 101 And 102, Ross & Scarritt's Addition, A Subdivision In Kansas City, Jackson

County, Missouri, According To The Recorded Plat Thereof, Together With The East One-Half (1/2) Of The Vacated North-South Alley West Of, And Adjoining, Said Lots 98, 99, 100, 101, And 102, Ross & Scarritt's Addition, A Subdivision In Kansas City, Jackson County, Missouri; And Lots 103, 104 And 105, Ross & Scarritt's Addition, A Subdivision In Kansas City, Jackson County, Missouri, According To The Recorded Plat Thereof.

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above-described area selected for Redevelopment Project Area 1. After the total equalized assessed valuation of the taxable real property in Redevelopment Project Area 1 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 1, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area 1 shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project Area 1 over and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 1 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City and certain taxing districts, and which are generated by economic activities within the area selected for Project Area 1 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

..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 #: 251043

Submitted Department/Preparer: City Planning

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

Approving and designating Redevelopment Project Area 1 of the 800 Grand Tax Increment Financing Plan; and adopting tax increment financing therefore.

### Discussion

This ordinance, one approved, will adopt Tax Increment Financing for the one and only project area of the 800 Grand TIF Plan.

The 800 Grand Tax Increment Financing Plan provides for the construction of a new 24-story, approximately 645,000 square foot mixed-use residential building with approximately 319 multi-family residential units, approximately 28,000 square feet of commercial/retail space, an approximately 1,600 seat theater designed to host a wide variety of entertainment events, and approximately 574 parking spaces, and the rehabilitation of the adjacent Scarritt and Arcade buildings, which rehabilitation shall provide for an approximately 174,00 square foot hotel that shall contain approximately 169 guest rooms, approximately 10,500 square feet of meeting space, and approximately 16,000 square feet of food, beverage and commercial/retail spaces, along with related public and private infrastructure and site improvements, including but not limited to, roads, streets, curbing, sidewalks and any other similar public improvements that support the Project Improvements.

### Fiscal Impact

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

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.  
Once Tax Increment Financing has been adopted for this project area, EATS capture will begin, diverting some tax dollars generated in the project area.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Yes

### 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

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

## Service Level Impacts

None Identified

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
None 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?  
N/A

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)





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 251043

Submitted Department/Preparer: City Planning

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

Approving and designating Redevelopment Project Area 1 of the 800 Grand Tax Increment Financing Plan; and adopting tax increment financing therefore.

### Discussion

This ordinance, one approved, will adopt Tax Increment Financing for the one and only project area of the 800 Grand TIF Plan.

The 800 Grand Tax Increment Financing Plan provides for the construction of a new 24-story, approximately 645,000 square foot mixed-use residential building with approximately 319 multi-family residential units, approximately 28,000 square feet of commercial/retail space, an approximately 1,600 seat theater designed to host a wide variety of entertainment events, and approximately 574 parking spaces, and the rehabilitation of the adjacent Scarritt and Arcade buildings, which rehabilitation shall provide for an approximately 174,00 square foot hotel that shall contain approximately 169 guest rooms, approximately 10,500 square feet of meeting space, and approximately 16,000 square feet of food, beverage and commercial/retail spaces, along with related public and private infrastructure and site improvements, including but not limited to, roads, streets, curbing, sidewalks and any other similar public improvements that support the Project Improvements.

### Fiscal Impact

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

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.  
Once Tax Increment Financing has been adopted for this project area, EATS capture will begin, diverting some tax dollars generated in the project area.

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

**Office of Management and Budget Review**  
(OMB Staff will complete this section.)

- |   |                              |  |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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

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

## Service Level Impacts

None Identified

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
None 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?  
N/A

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 #: 251044**

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### ORDINANCE NO. 251044

Sponsor: Councilmember Andrea Bough

Accepting a \$1,254,374.00 Bloomberg American Sustainable Cities Grant (the “Grant”) to proactively build low-carbon, resilient, and economically thriving communities; authorizing a contract with John Hopkins University to implement the Grant; appropriating and estimating revenue in the amount of \$1,254,374.00; designating requisitioning authority; and authorizing the City Manager to amend and extend the contract.

WHEREAS the Bloomberg American Sustainable Cities (BASC) is a three-year initiative designed to turbocharge 25 U.S. cities’ efforts to leverage historic levels of federal funding to proactively build low-carbon, resilient, and economically thriving communities, building on the longtime leadership of U.S. cities to confront the crisis of climate change, which disproportionately impacts disadvantaged communities (“BASC Program”); and

WHEREAS the City received a communication from Bloomberg Philanthropies (“the Foundation”) confirming the city’s participation in the BASC Program; and

WHEREAS the Bloomberg Center for Public Innovation (“BCPI”) at JHU will provide technical assistance and support to the City to enhance its ability to pursue transformative solutions, including through collaboration with BASC Program partners: PolicyLink, Natural Resources Defense Council, Delivery Associates, and Sustainable Cities Fund; and

WHEREAS by participating in the BASC Program, through direct support from BCPI, the City will receive an innovation team (i-team) designed to unlock creativity from within city government and communities they serve, and to facilitate and deliver results and impact for residents; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is authorized to accept a \$1,254,374.00 Bloomberg American Sustainable Cities to Bloomberg American Sustainable Cities Grant to proactively build low-carbon, resilient, and economically thriving communities to proactively build low-carbon, resilient, and economically thriving communities.

Section 2. That the City Manager is authorized to execute a Grant agreement with John Hopkins University to govern the administration of the Grant. A copy of the Grant agreement is on file in the City Manager’s Office and is incorporated herein by reference.

Section 3. That the revenue in the following account of the General Grant Fund is estimated in the following amount:

25-2580-100001-480507-G10BASC	Bloomberg Sustainable City	\$1,254,374.00
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Section 4. That \$1,254,374.00 is appropriated from the Unappropriated Fund Balance of the General Grant Fund as follows:

25-2580-105455-A-G10BASC	Bloomberg Sustainable City	\$1,134,374.00
25-2580-105455-B-G10BASC	Bloomberg Sustainable City	<u>120,000.00</u>
	TOTAL	\$1,254,374.00

Section 5. That the City Manager is designated as requisitioning authority for Account No. 25-2580-105455-G10BASC.

Section 6. That the City Manager is authorized to amend and extend the contract with John Hopkins University, without additional City Council authorization.

..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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James Brady  
Senior Associate City Attorney

No  
Docket  
Memo  
Provided  
For  
Ordinance  
251044



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 251044

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

Accepting a \$1,254,374.00 Bloomberg American Sustainable Cities Grant (the "Grant") to proactively build low-carbon, resilient, and economically thriving communities; authorizing a contract with John Hopkins University to implement the Grant; appropriating and estimating revenue in the amount of \$1,254,374.00; designating requisitioning authority; and authorizing the City Manager to amend and extend the contract.

### Discussion

The Bloomberg American Sustainable Cities (BASC) is a three-year initiative designed to turbocharge 25 U.S. cities' efforts to leverage historic levels of federal funding to proactively build low-carbon, resilient, and economically thriving communities, building on the longtime leadership of U.S. cities to confront the crisis of climate change, which disproportionately impacts disadvantaged communities ("BASC Program"). The City received a communication from Bloomberg Philanthropies ("the Foundation") confirming the city's participation in the BASC Program. The Bloomberg Center for Public Innovation ("BCPI") at JHU will provide technical assistance and support to the City to enhance its ability to pursue transformative solutions, including through collaboration with BASC Program partners: PolicyLink, Natural Resources Defense Council, Delivery Associates, and Sustainable Cities Fund. By participating in the BASC Program, through direct support from BCPI, the City will receive an innovation team (i-team) designed to unlock creativity from within city government and communities they serve, and to facilitate and deliver results and impact for residents.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
General Grant Fund      \$1,254,374.00
3. How does the legislation affect the current fiscal year?  
Adds grant revenue and appropriation for program implementation.



4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
None anticipated.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Leverages external grant funding to advance sustainability initiatives

**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)**  
Account string verified in Peoplesoft

### Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
  - ☐ Maintain and increase affordable housing supply to meet the demands of a diverse population.
  - ☒ Address the various needs of the City's most vulnerable population by working to reduce disparities.
  - ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
  - ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
  - ☒ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

### Prior Legislation

None

## Service Level Impacts

None anticipated.

## 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 – This is a policy resolution only; no direct sustainability action.
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)



City Manager

JOURNAL ID:

2026

TOTAL	1,254,374.00
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APPROVED BY:  
Bhargavi Vadlamannati

DATE  
12/8/2025

APPROVED BY: DEPARTMENT HEAD

DATE \_\_\_\_\_

**REQUEST FOR SUPPLEMENTAL REVENUE**  
**CITY OF KANSAS CITY, MISSOURI**

DEPARTMENT:

**City Manager**

**BUSINESS UNIT:**

**KCMBU**

DATE:

12/8/2025

JOURNAL ID:

**LEDGER GROUP:**

## REVENUE

[illegible]

**DESCRIPTION:**

APPROVED BY:

Bhargavi Vadlamannati

DATE \_\_\_\_\_

12/8/2025

APPROVED BY: DEPARTMENT HEAD

DATE \_\_\_\_\_



## Legislation Text

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**File #: 250553**

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### RESOLUTION NO. 250553

Sponsor: Mayor Quinton Lucas

**RESOLUTION** - Expressing the need for and desire to implement a software grant management system.

WHEREAS, the City actively seeks and manages multiple federal, state, and private grants to support municipal operations and community programs; and

WHEREAS, the use of dedicated grant management software systems is recognized as a best practice by municipal governments and grant-making organizations to ensure efficient and compliant grant administration; and

WHEREAS, effective grant management is essential for maximizing funding opportunities, ensuring compliance with grant requirements, and maintaining proper documentation and reporting; and

WHEREAS, the current manual grant management processes are time-intensive and may not provide optimal tracking, reporting, and compliance capabilities; and

WHEREAS, the current political climate has created uncertainty regarding federal funding priorities and grant program stability, necessitating improved local capacity for strategic grant management and diversified funding approaches; and

WHEREAS, a comprehensive software grant management system would enhance the City's ability to:

- Identify and pursue relevant grant opportunities
- Streamline the grant application process
- Monitor grant compliance and reporting requirements
- Track grant expenditures and budgets
- Generate required reports for grantors
- Maintain comprehensive grant records and documentation; and

WHEREAS, the City has access to a National Cooperative Agreement with Omnia Carahsoft, which is the owner of the eCivis grant management platform; and

WHEREAS, staff has identified the eCivis platform as a comprehensive software solution that could significantly improve the City's grant management capabilities; and

WHEREAS, implementing such a system would improve operational efficiency, reduce administrative burden, and potentially increase the City's success in securing grant funding; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. The City Council hereby acknowledges the need for and expresses its desire to implement a comprehensive software grant management system to enhance the City's grant-seeking and management capabilities.

Section 2. The City Council directs the City Manager to:

- A. Evaluate the eCivis grant management platform available through the National Cooperative Agreement with Omnia Carahsoft.
- B. Analyze costs, benefits, and implementation requirements for the eCivis platform.
- C. Collaborate with the Grants Strategy Officer in the Mayor's office on migration and implementation of the eCivis program.

Section 3. The City Council authorizes staff to utilize the National Cooperative Agreement with Omnia Carahsoft to purchase the eCivis grant management system without requiring a separate procurement process, subject to final Council approval of any contractual agreements and associated budget appropriations.

..end

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**No Docket Memo  
Provided for  
Resolution No.**

**250553**