



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260177

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 Metro North Crossing Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects.

Discussion

The Redevelopment Plan Area is a 92.21 acre area that is generally bounded by 88th Street to the North, Wyandotte Street to the East, Barry Road to the South, and US Highway 169/North Summit Avenue all in Kansas City, Clay County, Missouri.

The Plan provides for the partial demolition of approx. 896,874 sq. ft. of the existing Metro North Mall and, in its place, the development of a substantially-sized courtyard/gathering area for community events, approx. 826,175 sq. ft. of retail space, approx. 60,000 sq. ft. of office space, 15- units of multi-family residential housing, a 100 room limited services hotel and approx. 4,750 parking spaces and public infrastructure improvements, which may consist of streetscape, signage, signaling, sidewalks and curbs and subh other related public infrastructure improvements that support and enhance the Project 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. | ☐ 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 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

Metro North Crossing				
	Plan Approval	Clay		
Metro North Crossing	1st Amendment		180020	2/1/18
Metro North Crossing	2nd Amendment		190895	11/7/19
Metro North Crossing	3rd Amendment		210935	10/21/21
Metro North Crossing	Project 1		151012	12/19/19
Metro North Crossing	Project 2		190992	12/19/19
Metro North Crossing	Project 3		190993	12/19/19
Metro North Crossing	Project 4		190994	12/19/19
Metro North Crossing	Project 5		220881	10/6/22
Metro North Crossing	Project 6		210933	10/21/21
Metro North Crossing	Project 7		210934	10/21/21

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)