



Legislation Text

File #: 260473

ORDINANCE NO. 260473

Approving a waiver of the Code § 3-622 requirements for the Seiden Furs Building Renovation located at 935 Broadway Boulevard.

WHEREAS, the City Council previously approved the Central Business District Urban Renewal Plan ("The Plan") by Ordinance No. 36287 on January 17, 1969, to eliminate and prevent the spread, development and recurrence of the blighted conditions within the Central Business District Urban Renewal Area as defined in the Plan ("Plan Area"); and

WHEREAS, Iconic Preservation LLC, a Missouri limited liability company ("Redeveloper"), proposed a project within the Plan Area, located at or the Rehabilitation of the Seiden Furs Building (the "Project"), located at 935 Broadway Boulevard; and

WHEREAS, the Seiden Furs Building, a two-story commercial office building, was originally built in 1874 and is believed to be the oldest commercial building in downtown Kansas City; and

WHEREAS, the Seiden Furs Building has been subject to significant deterioration and neglect, having been vacant since approximately 2007; and

WHEREAS, the building's roof partially collapsed in 2021, leading to it being designated a Dangerous Building by the City; and

WHEREAS, since purchasing the property, the Redeveloper has stabilized the building and is planning a \$1.7 Million historic rehabilitation of the building; and

WHEREAS, the Project will redevelop the property into first floor commercial space and three live/work units on the second floor, with exterior rehabilitation and the installation of new mechanical, electrical, and plumbing systems; and

WHEREAS, pursuant to Land Clearance Redevelopment Authority ("LCRA") Resolution No. 05-03-25 dated May 29, 2025, the LCRA has approved a ten-year abatement of the increase in property taxes at 100% for the Project; and

WHEREAS, Code § 3-622 provides that no less than the prevailing wage rate shall be paid to a workman performing work as part of the construction, reconstruction, improvement, enlargement, alteration, painting and decorating, or major repair on development projects approved by the City and LCRA; and

WHEREAS, Code § 3-622(d) provides that the prevailing wage requirements may be waived if circumstances are appropriate, especially for projects meeting extraordinary qualifications, including projects that involve the renovation or rehabilitation of a building that contributes to a historic district; and

WHEREAS, the Seiden Furs building contributes to the Historic Wholesale District; and

WHEREAS, the Council determines that it is appropriate to waive prevailing wage requirements for the project due to the historic nature of the building; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That pursuant to Code § 3-622, the prevailing wage requirements established in Code § 3-622 are hereby waived for purposes of the Seiden Furs Building Renovation located at 935 Broadway Boulevard.



Authenticated as Passed

Quinton Chase, Mayor

Marilyn Sanders, City Clerk

MAY 21 2026

Date Passed

Approved as to form:

Emalea Kohler
Associate City Attorney