

Approving Projects and Funding Improvements to the 18th and Vine Historic District

Ordinance 160431

Joint PZ&ED and Finance & Governance City Council Committee Meeting
June 8, 2016

Ordinance 160431 - 18th & Vine *Improvements Plan*

ORDINANCE:

Approving certain projects and funding for Phases 1 through 3 of improvements to the 18th and Vine Historic District; estimating and appropriating bond proceeds in the amount of \$27,637,162.00; designating requisitioning authority; declaring the City's intent to reimburse itself for certain expenditures; and recognizing this ordinance as having an accelerated effective date.



Jermaine Reed

City Councilmember

Kansas City, Missouri

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Agenda

Councilman Jermaine Reed

- Introduction & Project Overview
- Introduce panel, discussion & project renderings

Congressman Emanuel Cleaver

- Historical context and need for further investment

City Manager Troy Schulte

- Project Overview
- Preserving the City's Assets
- City's Return on Investment



Randy Landes - City Finance

- Bond process and repayment of bonds

Jeff Williams – City Planning & Development

- Elements of Success (project phasing and project management)
- Historical Preservation

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History



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Notable Jazz Legends



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Notable Negro Leagues



Jermaine Reed

City Councilmember

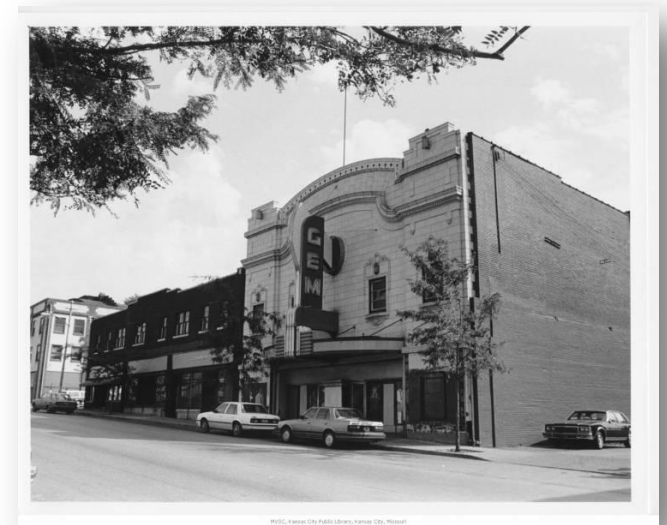
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Preserving History

- In 1989, 5th District Councilman Emanuel Cleaver, II sponsored an ordinance designating \$20 million for the revitalization of the 18th & Vine Historic District.
- Resulting in the creation of the American Jazz Museum, the Negro Leagues Baseball Museum, renovation of the historic GEM Theater, facility for the Black Archives and housing units above the retail shops.



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60 Day Report – April 21, 2016



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Building on the Momentum:



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Future of 18th and Vine



NW View of Vine St. from 19th

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18th and Vine Improvements

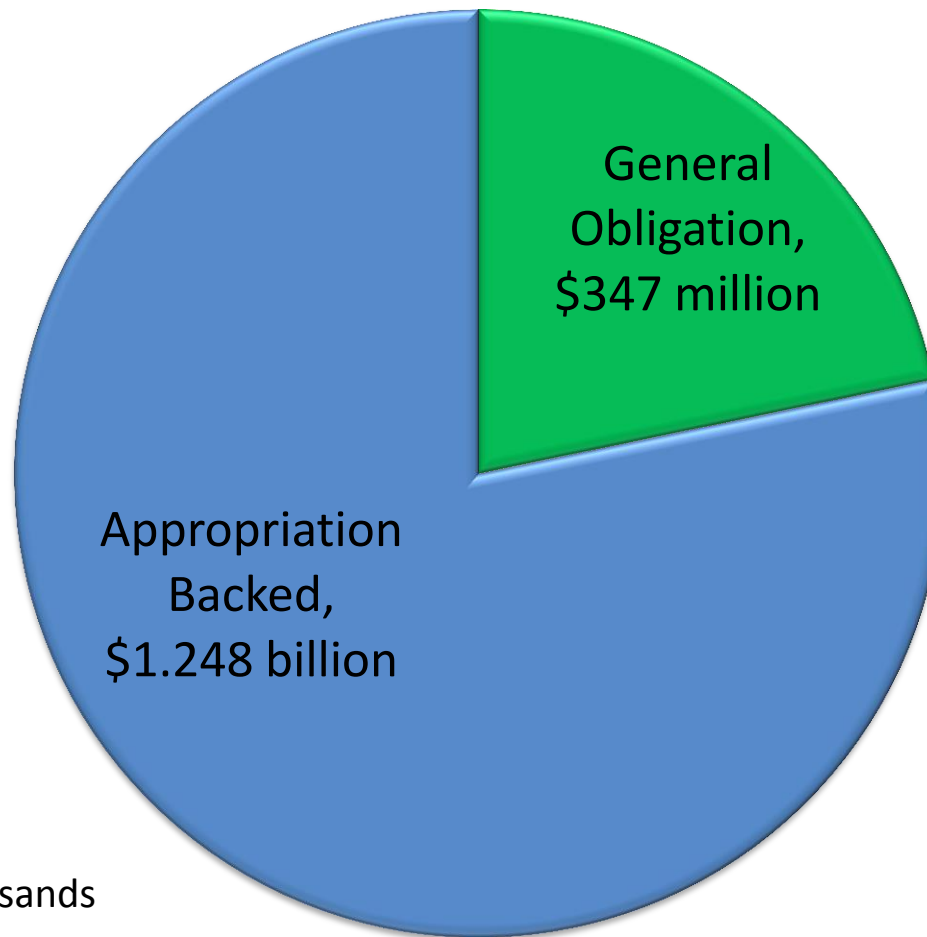
- **Ordinance No. 160431**
 - Approves Phases 1-3 projects
 - Appropriates funds for Phases 1-3 - **\$27.6 million**
 - Requires special obligation bond issuance for Phases 1-3 in FY 2017
 - Debt service for Phases 1-3 bonds to be included in FY 2018 budget - **\$2.7 million** and paid from CIP Sales Tax

Credit Rating

General Obligation Credit		Appropriation Backed Credit	
S&P	Moody's	S&P	Moody's
AAA	Aaa	AAA	Aaa
AA+	Aa1	AA+	Aa1
AA	Aa2	AA	Aa2
AA-	Aa3	AA-	Aa3
A+	A1	A+	A1
A	A2	A	A2
A-	A3	A-	A3
BBB+	Baa1	BBB+	Baa1
BBB	Baa2	BBB	Baa2
BBB-	Baa3	BBB-	Baa3

Governmental Activities Debt

\$1.595 billion



As of 4/30/16, in thousands

Southwest Corner of 18th & Vine



West Side of Vine Street South of 18th



Projects Identified

1. Buck O'Neil Education & Research Center

Construct a north entrance including lobby, elevator, stair tower and renovation of the educational center.

2. Black Archives of Mid-America

Relocate Horace Peterson 18th and Vine Visitor's Center from 18th Street museums building to north space of Archives facility.

3. American Jazz Museum

Design and construction of Blue Room expansion and new café. Construct exhibit and lobby improvements, and equipment upgrade for Gem Theater.

4. KC Friends of Alvin Ailey Headquarters

Design and construction of new facility: multi-purpose space with classroom space and offices.

5. 18th Street Retail and Apartments

Construction of a new retail building with upper-floor market rate housing/office space; a public/private partnership.

6. 18th Street and The Paseo - NE Corner

Outdoor Access and Patio: Construct west doorway with outdoor patio for restaurant space.

7. Parking Lot 18th Street and Lydia

Construct lighted, landscaped parking lot between 19th, Lydia and Grove Streets.

8. Boone Theater

1701 E. 18th Street: Stabilization of historic building.

9. 18th Street Streetscape

Enhanced lighting, bump-outs and pedestrian lights on 18th Street from Campbell Street to Attucks School connecting Crossroads West to 18th & Vine.

10. 18th and Vine Gateway Plazas

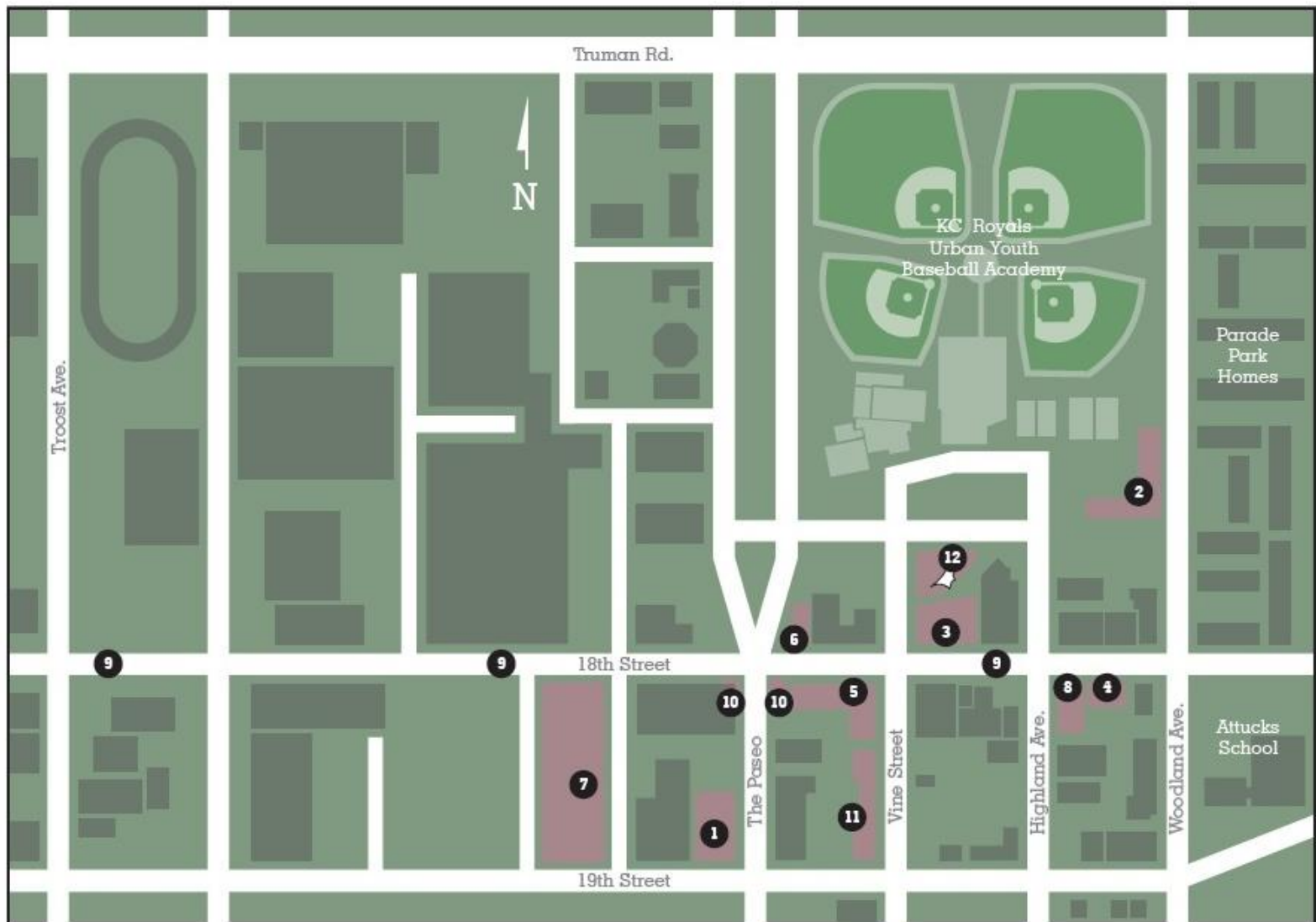
Site preparation and infrastructure for a fountain on city property at the southeast and southwest intersections of 18th Street and The Paseo.

11. Vine Street Stabilization & Infill

Mixed-Use Redevelopment using historic building facades in the 1800 block of Vine Street.

12. Outdoor Amphitheater

Repurpose the existing tensile structure located on the north side of the American Jazz Museum to allow for a new fully equipped stage.



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2. Black Archives of Mid-America
3. American Jazz Museum
4. KC Friends of Alvin Ailey Headquarters

5. 18th Street Retail and Apartments
6. 18th Street and The Paseo - NE Corner
7. Parking Lot 18th Street and Lydia
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Project Phasing Strategy

Phase One

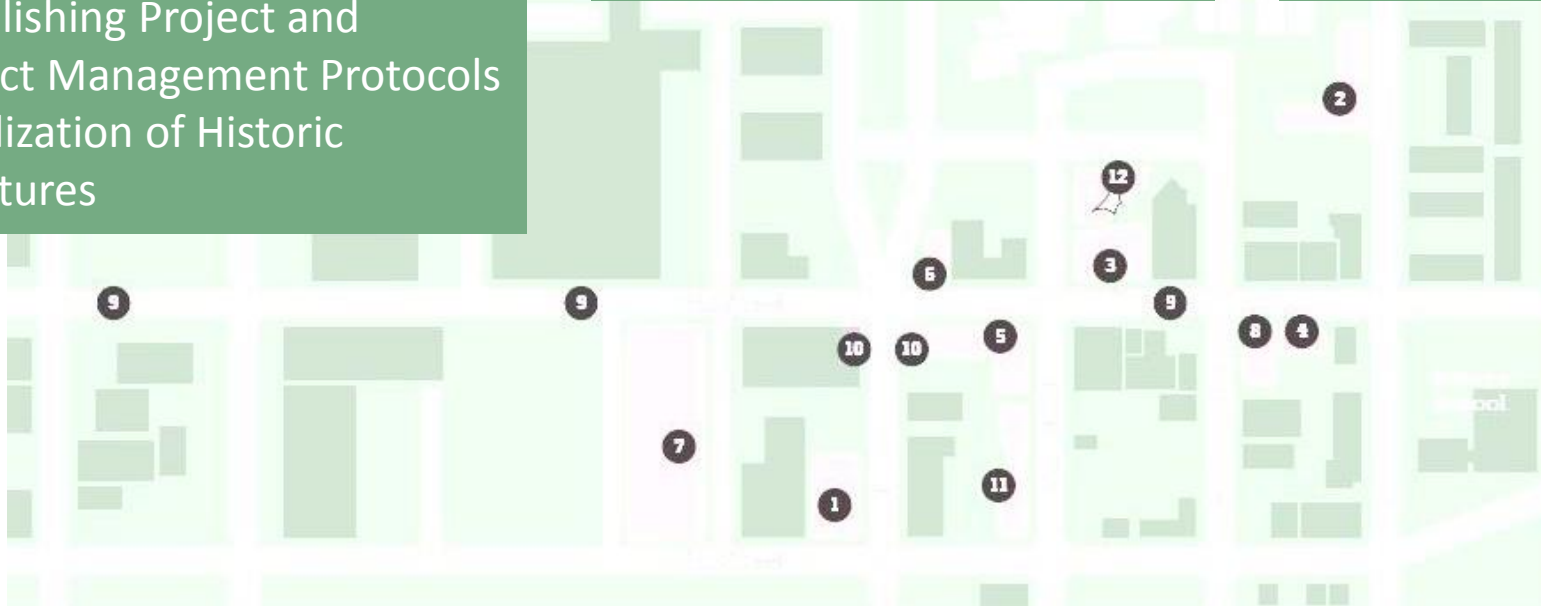
- Preliminary Investigations
- RFP Issuances
- Smaller Scale Infrastructure and Building Improvements
- Obtaining Property Control
- Establishing Project and District Management Protocols
- Stabilization of Historic Structures

Phase Two

- Construction of New Buildings / Reconstruction of Historic Properties
- Additional Infrastructure and Building Improvements

Phase Three

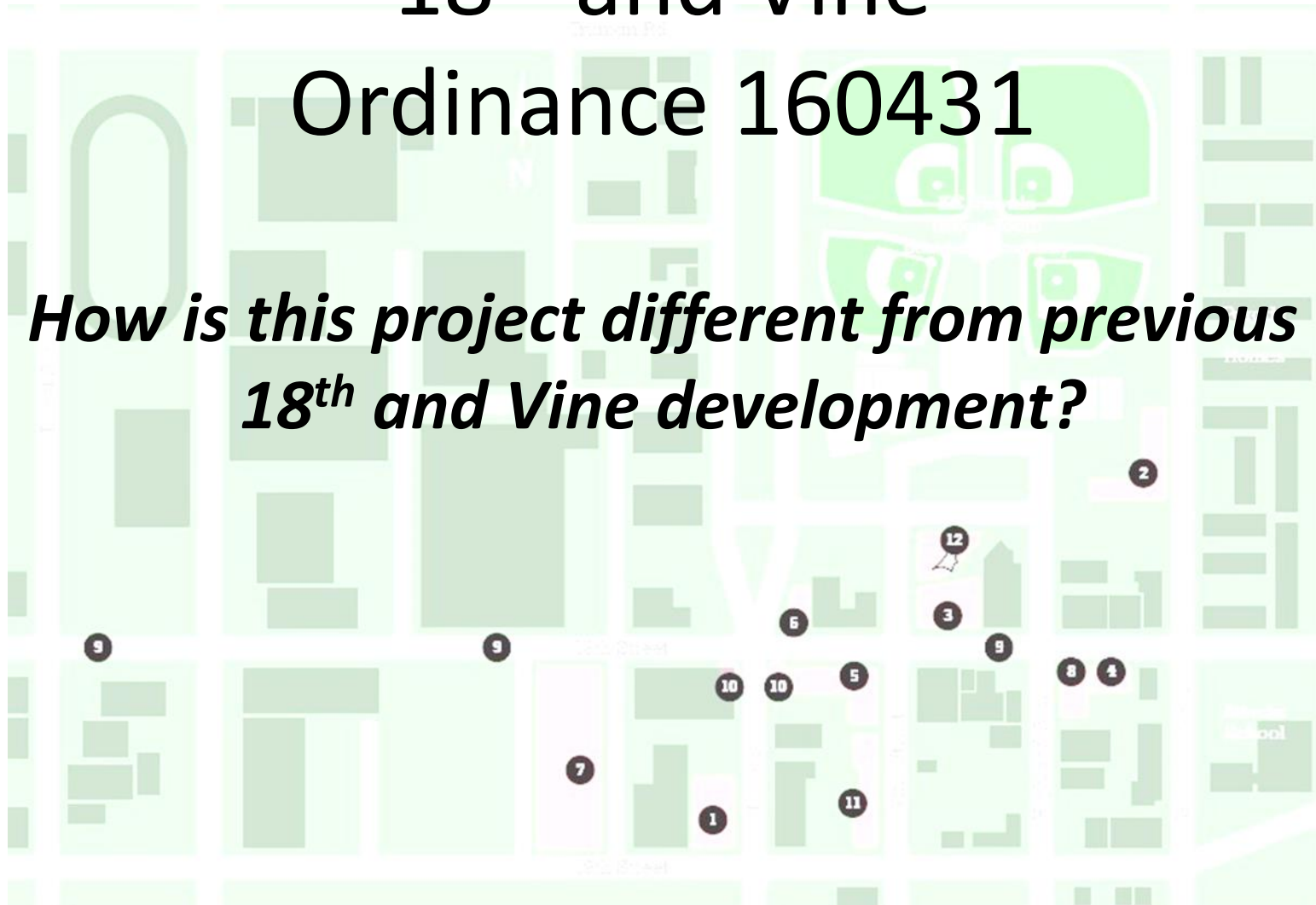
- Finalization of New Building Construction and Historic Building Reconstruction



18th and Vine

Ordinance 160431

How is this project different from previous 18th and Vine development?



City Ownership

By taking control of the properties in the district,
the City is now able to:

- *Establish a retail presence and identity under one entity, with professional property management, to provide attraction of new tenants, promotion and events for the district.*
- *Work with existing entities as public/private partnerships, not expending City funds until private funding has been committed, on a project-by-project basis.*

City Ownership

By taking control of the properties in the district,
the City is now able to:

- *Preserve the district's historic fabric, by stabilizing/saving structures and incorporating existing facades into new buildings, ensuring that the district's historic designation is maintained.*
- *Benefit from the guidance of the 18th and Vine Development Policy Committee, similar to the City Market Oversight Committee.*