



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250664

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 Arlington Road Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Discussion

The original plan contemplated the construction of public roads and infrastructure improvements to encourage above and below ground development in an area generally bounded by Claycomo city limits, Parvin Road, and Worlds of fun Avenue. No private improvements have been funded by TIF. The Redevelopment area is an economic development area.

REDEVELOPMENT SCHEDULE

Improvement Description	Commencement Date *	Substantially Complete Date **
4A 48th Street Temporary Cul-de-sac	2016	2019
7B 48th Street UG Structural Work	2018	2025
8 Sanitary	2019	2036
1 Arlington E	2019	2025
1A Arlington W	2019	2027
9 Electircal Utility Infrastructure	2021	2040
2 48th Street	2024	2030
2A 48th Street Cul-de-sac	2024	2030
4 48th Street Widening	2024	2030
1B Arlington Cul-de-sac	2026	2027
5 48th Street Crossing	2029	2030
3 Kentucky	2030	2036
6 Kentucky Crossing	2043	2046
7A Entrance Drive	2046	2047

* Commencement date of the Public Improvements shall be defined as the date that plans for the construction of the Public Improvements are submitted to and accepted by the City.

** Each Public Improvement shall be considered substantially complete when all construction work is accomplished, with the exception of the installation of landscaping, ground cover and signs not related to safety or traffic flow.

The parties acknowledge and agree that the Redeveloper is obligated to construct only those Public Improvements that are identified by the Plan. In the event anticipated market demand does not occur as projected by Redeveloper and acknowledged in writing by the Commission, the parties hereto shall modify the scope of the Public Improvements to reflect the change in market conditions, provided, in any event, all Redevelopment Project Areas shall be approved, by Ordinance, by November 6, 2024 and all Public Improvements, as modified from time to time, by an amendment to the Plan, shall be completed by November 6, 2047.

Fiscal Impact

- Is this legislation included in the adopted budget? ☐ Yes ☒ No
- What is the funding source?
Tax Increment Financing and Private Funds
- 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?

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)

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?
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

Arlington Road		Clay Co	NKC		
	Plan Approval			140916	11/6/14
Arlington Road	1st Amendment			150758	9/17/15
	2nd				
Arlington Road	Amendment			160241	4/17/16
Arlington Road	3rd Amendment			170865	11/9/17
Arlington Road	4th Amendment			180280	6/21/18
Arlington Road	5th Amendment			190996	12/19/19
Arlington Road	6th Amendment				
Arlington Road	Project A1			140917	11/9/17
Arlington Road	Project A2			190997	12/19/19
Arlington Rod	Project 2			160251	held
Arlington Road	Project 3			160252	held
Arlington Road	Project 8			140918	held
Arlington Road	Project F			150759	9/17/15
Arlington Road	Project G1			150760	9/17/15
Arlington Road	Project I1			150761	9/17/15
Arlington Road	Project H1			170874	11/9/17
Arlington Road	Project J1			190998	12/19/19
Arlington Road	Project G2			211013	11/10/21
Arlington Road	Project 5			220091	2/3/22
Arlington Road	Project 7			220092	2/3/22
Arlington Road	Projecy J2			221034	12/8/22
Arlington Road	Project A3			221035	12/8/22
Arlington Road	Project 8			240622	8/1/24
Arlington Road	Project K			240634	8/1/24

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?
N/A - This is just a progress report
2. How have those groups been engaged and involved in the development of this ordinance?
N/A This is just a progress report

3. How does this legislation contribute to a sustainable Kansas City?
N/A This is just a progress report

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

N/A

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 is just a progress report for an already approved plan

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

No, this is just a progress report for an already approved plan

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)