



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240256

Submitted Department/Preparer: Finance

Revised 11/01/23

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 West Bottoms Tax Increment Financing Plan; approving the City's contribution of Additional EATs; directing the Director of Finance to develop a finance plan; and authorizing the City Manager to enter into a Redevelopment Agreement with the Kansas City TIF Commission.

Discussion

The West Bottoms Tax Increment Financing Plan provides for the construction of public infrastructure improvements, including, without limitation, sanitary and storm sewers, utilities, sidewalks, and any other required or desirable infrastructure, that will encourage the construction of approximately 108,000 square feet of office space, 108,300 square feet of retail space, 589 multifamily units, which may include affordable units, and 40 hotel rooms

The proposed Redevelopment Area described by the Plan in which the Public Improvements and Project Improvements shall be constructed is located on an approximately 26-acre site that is generally bounded by Union Pacific Rail Road tracks and the Forester Viaduct to the north, 12th street viaduct to the south, Liberty street to the west and the Kansas City Terminal Railway's tracks to the east in Kansas City, Jackson County, Missouri and consists of seven (7) Redevelopment Project Areas

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
TIF, Additional City EATs (Super TIF), City Special Obligation Bonds, CID, EPA Grant, PIEA tax abatement and other City contributions (Weld Wheel building demolition and Water Department funds for public improvements)
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.
Redirection of City taxes through Tax Increment Financing (TIF) and Super TIF, City Special Obligation Bonds secured by City's annual appropriation pledge.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Private investment by developer, Redirection of County and Zoo taxes through Tax Increment Financing.

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 [FY23 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

Accompanying ordinances activate Project Areas 1-7

Ordinance 221064 authorizing a Predevelopment Agreement with Propco Master, LLC.

Ordinance 230319 authorizing a Funding Agreement with Planned Industrial Expansion Authority (PIEA) of Kansas City, Missouri for the demolition of the Weld Wheel building.

Service Level Impacts

Plan will make improvements to public infrastructure within the West Bottoms.

Other Impacts

1. What will be the potential health impacts to any affected groups?

No adverse potential health impacts identified.

2. How have those groups been engaged and involved in the development of this ordinance?

Public Meetings

3. How does this legislation contribute to a sustainable Kansas City?

Improving infrastructure to generate economic growth in a blighted area. Public Improvements to encourage the construction of approximately 108,000 square feet of office space, 108,300 square feet of retail space, 589 multifamily units, which may include affordable units (the "Affordable Units"), and 40 hotel rooms

4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 589 multifamily units, which may include affordable units
Number of Affordable Units

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:

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)