



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240922

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

Approving the First Amendment to the 39th and Main General Development Plan to amend the Estimated Completion Time of twenty years from passage of this Ordinance and affirming the findings of the City Council made when approving the Plan.

Discussion

The 39th & Main Development Plan is located in Midtown Kansas City centered on 39th & Main. The Plan's estimated time of completion has expired even though the Plan remains incomplete and significant blight remains in the area. 60% of the area is within a continuously distressed census tract. The area has a number of historic buildings and developers have expressed interest in investing subject to the City's continuing participation. Midtown KC Now will coordinate development efforts with the Planned Industrial Expansion Authority.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
The only budget impact is the staff of the Economic Development Corporation, which is furnished through existing contracts between the EDC and City Development.
3. How does the legislation affect the current fiscal year?
The legislation has no impact on the current fiscal year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The legislation has no impact on future fiscal years.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

If the Plan is successful, it is expected that substantial new jobs and residents will generate new earnings and other taxes for the City.

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)

No account string to verify as this ordinance has no direct fiscal impact.

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):
- Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
 - Ensure all residents have safe, accessible, quality housing by reducing barriers.
 - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Service Level Impacts

The area is unfortunately affected by vacant and underutilized building and infrastructure improvements. The in fill development strategy will reduce stress on public safety resources and increase density and the efficiency of public amenities such as transit.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The improvement of the environment will have a positive impact on the population of the area.

2. How have those groups been engaged and involved in the development of this ordinance?
Midtown KC Now has constantly engaged surrounding neighborhood associations, the business community, and KCPD on mitigating negative elements of the neighborhood such as abandoned buildings.

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

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

The area has some blighted housing which will be addressed in the coordinated Plan.

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)

Each specific project is subject to Kansas City's policies in this regard.

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

No(Press tab after selecting)

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

No(Press tab after selecting)