



Agenda

Finance, Governance and Public Safety Committee

Chairperson Andrea Bough

Vice Chair Quinton Lucas

Councilmember Crispin Rea

Councilmember Darrell Curls

Councilmember Wes Rogers

Tuesday, September 30, 2025

10:30 AM

26th Floor, Council Chamber

Meeting Link: <https://us02web.zoom.us/j/84530222968>

PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:
<https://us02web.zoom.us/j/84530222968>

Public Testimony is Limited to 2 Minutes

CONSENT AGENDA

250664 Sponsor: City Manager's Office

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

Attachments: [Arlington Road TIF - Five-Year Progress Report Presentation](#)
[250664 - Docket Memo](#)
[Arlington Road TIF - Five-Year Progress Report Presentation](#)
[Arlington Road TIF - Five Year Progress Report City of KCMO](#)
[Docket Memo Template](#)

250665 Sponsor: City Manager's Office

Determining that the Shoal Creek Parkway Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Attachments: [Shoal Creek Parkway TIF Plan Five-Year Progress Report](#)
[Presentation](#)
[Shoal Creek Parkway TIF Plan Five Year Progress Report City](#)
[of KCMO Docket Memo](#)

250666 Sponsor: City Manager's Office

Determining that the River Market Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Attachments: [River Market TIF Plan Five Year Progress Report City of KCMO](#)
[Docket Memo 2nd Version](#)
[River Market TIF - Fiver Year Progress Report - Presentation](#)
[River Market TIF Plan Five Year Progress Report City of KCMO](#)
[Docket Memo 2nd Version](#)

250667 Sponsor: City Manager's Office

Determining that the Blue Ridge Mall Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Attachments: [Blue Ridge Mall - Five Year Progress Report - Docket Memo](#)
[Blue Ridge Mall - Five Year Progress Report - Docket Memo](#)
[Blue Ridge Mall TIF Plan - Five year Progress Report](#)
[\(Presentation 2025\)](#)

FIRST READINGS

250829 Sponsor: City Planning and Development Department

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the designation of Redevelopment Project Area 4 ("Project Area 4"), Redevelopment Project Area 5 ("Project Area 5"), Redevelopment Project Area 6 ("Project Area 6") of the 1200 Main/South Loop Tax Increment Financing Plan; declaring as surplus those funds within the special allocation fund(s) established in connection with each of Project Area 4, Project Area 5, and Project Area 6; dissolving the special allocation fund(s) established in connection with such Redevelopment Project Areas; and directing the City Clerk to send copies of this ordinance to Jackson County.

Attachments: [1200 Main - Term - Docket Memo](#)

250832 Sponsor(s): Councilmembers Johnathan Duncan and Andrea Bough

Amending Chapter 50, Code of Ordinances, by enacting a new Section 50-16 for the purpose of prohibiting the operation and maintenance of certain electronic gaming machines that offer a monetary prize to the user within the City.

Attachments: [NO DOCKET MEMO 250832](#)
[Docket Memo 250832](#)

250838 Sponsor: Mayor Quinton Lucas

Directing the City Manager to initiate the vacant property receivership process as described in Code Chapter 56, Article VII, for the vacant nuisance property known as the former Paul Robeson Middle School site, located at 8201 Holmes Road, in order to protect the health, safety, and welfare of City's residents by remediating the blight at the property.

Attachments: [NO DOCKET MEMO 250838](#)
 [Docket Memo Ordinance 250838](#)

HELD IN COMMITTEE

250553 Sponsor: Mayor Quinton Lucas

RESOLUTION - Expressing the need for and desire to implement a software grant management system.

Attachments: [No Docket Memo 7.29.2025](#)

250652 Sponsor: Director of General Services Department

Authorizing the Director of General Services to execute a one-year lease agreement with two options to renew for one year each with Diamond Food, LLC, dba Break Time for the purpose of a convenience store located at 1128 Oak Street, Kansas City, Missouri 64106.

Attachments: [CREO form- signed -7-2025](#)
 [Break Time Lease 2025 AJ edits 7-8-2025](#)
 [Approp- 2025](#)
 [Docket Memo -7-2-2025](#)
 [Ordinance- 2025 Break time](#)

250711 Sponsor: Mayor Quinton Lucas

Enacting a new Chapter 52, Code of Ordinances, containing Sections 52-1 to 52-9 to provide for the regulation of surface parking lots in the City's entertainment districts and Central Business District Area, 18th & Vine, the Country Club Plaza, Westport and Crossroads, and providing for a delayed effective date.

Attachments: [Docket Memo 250711](#)

[250797](#) Sponsor: Councilmember Melissa Robinson

RESOLUTION - Adopting the Kansas City Global Music Strategy as the policy of the City of Kansas City to guide the City in the advancement of Kansas City's music economy.

Attachments: [250797 Docket Memo](#)
[Kansas City Music Strategy CCKC-5-JUNE-2025](#)

ADDITIONAL BUSINESS

1. Citywide Business Plan Mid-Term Review - Infrastructure and Accessibility Goal
2. Citywide Business Plan - Five Year Financial Forecast - General Fund

There may be general discussion for current Finance Governance & Public Safety Committee issues.

3. Closed Session

- Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
- Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
- Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
- Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
- Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
- Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
- Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.

4. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org.

Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at

<https://www.youtube.com/watch?v=3hOuBlg4fok>

- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.

- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section:

http://kansascity.granicus.com/ViewPublisher.php?view_id=2

The City Clerk's Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver's License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.

Adjournment



Legislation Text

File #: 250664

ORDINANCE NO. 250664

Sponsor: City Manager's Office

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

WHEREAS, the Arlington Road Tax Increment Financing Plan (the "Plan") was approved by the City Council on November 6, 2014, by Committee Substitute for Ordinance No. 140916; and

WHEREAS, Section 99.865.3 RSMo provides that five years after the establishment of a redevelopment plan and every five years thereafter, the Council shall hold a public hearing regarding those redevelopment plans and projects created pursuant to Sections 99.800 to 99.865 RSMo, to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects; and

WHEREAS, after proper notice, the Council has held such public hearing, and received information on the progress of the Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Council hereby determines that the Arlington Road Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule contained within the approved plan for completion of the projects therein.

..end

Approved as to form:

Emalea Kohler
Associate City Attorney

Arlington Road TIF Plan

Five-Year Progress Report

February 2025



ECONOMIC DEVELOPMENT CORPORATION

Arlington Road TIF Plan

- Approved 2014, amended nine times
- The original plan contemplated the construction of public road 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.
- TIF Financing: Pay-As-You-Go
- TIF Plan Expires: August 2047

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.

EXHIBIT 4A
ESTIMATED REDEVELOPMENT PROJECT COSTS
ARLINGTON TIF PLAN
REDEVELOPMENT PROJECT COSTS

Improvement Description	Linear Feet	Beginning/Ending Location	Total Project Costs Costs (Construction)	Reimbursable From TIF Revenue Project Costs (Construction)	Funding From Other Public Funds
4A 48th Street Temporary Cul-de-sac	N/A	Current terminus east of N Wallace Dr	\$ 100,000	\$ 100,000	\$ -
1 Arlington E	1,450	Current terminus north to Arlington Cul-de-sac	\$ 6,341,344	\$ -	\$ 6,341,344
8 Sanitary Sewers*	10,110	12"- 3,810 linear feet, 8" - 6,300 linear feet	\$ 2,048,230	\$ 650,000	\$ 1,398,230
1A Arlington W	1,140	Arlington Cul-de-sac west to Stream Corridor	\$ 2,706,450	\$ 1,105,316	\$ 1,601,134
1B Arlington Cul-de-sac	1,500	N Arlington Ave south 1,500 feet	\$ 1,104,378	\$ 1,104,378	\$ -
2 48th Street	1,800	N Wallace Dr to Stream Corridor	\$ 2,425,914	\$ 2,425,914	\$ -
2A 48th Street Cul-de-sac	1,500	NE 48th Street north 1,500 feet	\$ 813,945	\$ 813,945	\$ -
4 48th Street Widening*	3,200	I-435 east to current terminus	\$ 2,682,113	\$ 2,682,113	\$ -
5 48th Street Crossing	915	Stream Corridor; connects Phases 1A and 2	\$ 3,467,515	\$ 3,467,515	\$ -
7B 48th Street UG Structural Work	N/A	Underground structural work for 48th Street	\$ 4,731,858	\$ 4,731,858	\$ -
3 Kentucky	2,200	NE 48th Street south 2,200 feet	\$ 5,653,192	\$ 5,653,192	\$ -
6 Kentucky Crossing	625	Current terminus north 625 feet	\$ 3,114,551	\$ 3,114,551	\$ -
7A Entrance Drive	2,045	NE 48th Street north 2,045 feet	\$ 9,373,969	\$ 9,373,969	\$ -
9 Electrical Utility Infrastructure	N/A	Electrical infrastructure to planned surface and underground buildings	\$ 4,696,397	\$ 4,696,397	\$ -
Subtotal			\$ 49,259,856	\$ 39,919,148	\$ 9,340,708
Aggregate Engineering/Surveying Fees - 12% of the Construction Costs for each Improvement plus \$150,000 for initial services			\$ 6,061,183	\$ 6,061,183	\$ -
Aggregate Project Management - 5% of the Construction Costs for each Improvement			\$ 2,462,993	\$ 1,995,957	\$ 467,035
Aggregate General Contractor Fee - 8% of the Construction Costs for each Improvement			\$ 3,940,788	\$ 3,193,532	\$ 747,257
Aggregate Professional Services - 7% of the Construction Costs for each Improvement			\$ 3,448,190	\$ 3,448,190	\$ -
Aggregate Interest Expense - 6.50%			\$ 27,347,908	\$ 27,347,908	\$ -
Aggregate TIF Admin. (Initial/Ongoing)			\$ 1,426,946	\$ 1,381,946	\$ 45,000
TOTAL COSTS			\$ 93,947,864	\$ 83,347,864	\$ 10,600,000

* Resolution 150090, approved February, 5, 2015, directs the City Manager to pursue funding options for Phase 4, the widening of NE 48th Street and Phase 8, sanitary sewers. The costs for construction, engineering, project management, G.C. Fee, Professional Services and Interest Expense, for NE 48th Street is estimated at \$3,540,333 and sanitary sewers are estimated at \$1,413,802.

** Ordinance No. 180418, approved on June 21, 2018, authorizes the Director of Public Works to enter into a Funding Agreement with the Commission, which shall provide that the City, subject to annual appropriation, shall contribute to the Commission Three Million Dollars (\$3,000,000) each year for three (3) consecutive years, beginning in City Fiscal year 2021, for the purpose of paying or reimbursing Redevelopment Project Costs related to Arlington Road East (Improvement 1) and Arlington Road West (Improvement 1A). The amount of Payments in Lieu of Taxes and Economic Activity Taxes to reimburse costs related to Phase 4, the widening of NE 48th Street, and Phase 8, sanitary sewers, shall be reduced by the amount of funds contributed by the City, as contemplated by Resolution 150090.

The amount of reimbursable Redevelopment Project Costs related to Improvement 4, the widening of NE 48th Street, Improvement 8, sanitary sewers, Improvement 1, Arlington Road East, and Improvement 1A, Arlington Road West, shall be reduced by the amount of funds contributed by the City, as contemplated by Resolution 150090, and the Funding Agreement, as authorized by Ordinance No. 180418.

ECONOMIC DEVELOPMENT CORPORATION



Are the redevelopment projects making satisfactory progress under the proposed time schedule contained within the approved plan for completion of such projects?

All of the projects for which a redevelopment agreement has been executed have been and are being completed in accordance with the approved time schedule.



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

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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)

Arlington Road TIF Plan

Five-Year Progress Report

February 2025



ECONOMIC DEVELOPMENT CORPORATION

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The amount of reimbursable Redevelopment Project Costs related to Improvement 4, the widening of NE 48th Street, Improvement 8, sanitary sewers, Improvement 1, Arlington Road East, and Improvement 1A, Arlington Road West, shall be reduced by the amount of funds contributed by the City, as contemplated by Resolution 150090, and the Funding Agreement, as authorized by Ordinance No. 180418.

ECONOMIC DEVELOPMENT CORPORATION



Are the redevelopment projects making satisfactory progress under the proposed time schedule contained within the approved plan for completion of such projects?

All of the projects for which a redevelopment agreement has been executed have been and are being completed in accordance with the approved time schedule.



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250664

Submitted Department/Preparer: Please Select

Revised 6/10/24

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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)



Legislation Text

File #: 250665

ORDINANCE NO. 250665

Sponsor: City Manager's Office

Determining that the Shoal Creek Parkway Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

WHEREAS, the Shoal Creek Parkway Tax Increment Financing Plan (the "Plan") was approved by the City Council on November 10, 1994, by Ordinance No. 941443; and

WHEREAS, Section 99.865.3 RSMo provides that five years after the establishment of a redevelopment plan and every five years thereafter, the Council shall hold a public hearing regarding those redevelopment plans and projects created pursuant to Sections 99.800 to 99.865 RSMo, to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects; and

WHEREAS, after proper notice, the Council has held such public hearing and received information on the progress of the Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Council hereby determines that the Shoal Creek Parkway Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule contained within the approved plan for completion of the projects therein.

..end

Approved as to form:

Emalea Kohler
Associate City Attorney

Shoal Creek Parkway TIF Plan

Five-Year Progress Report

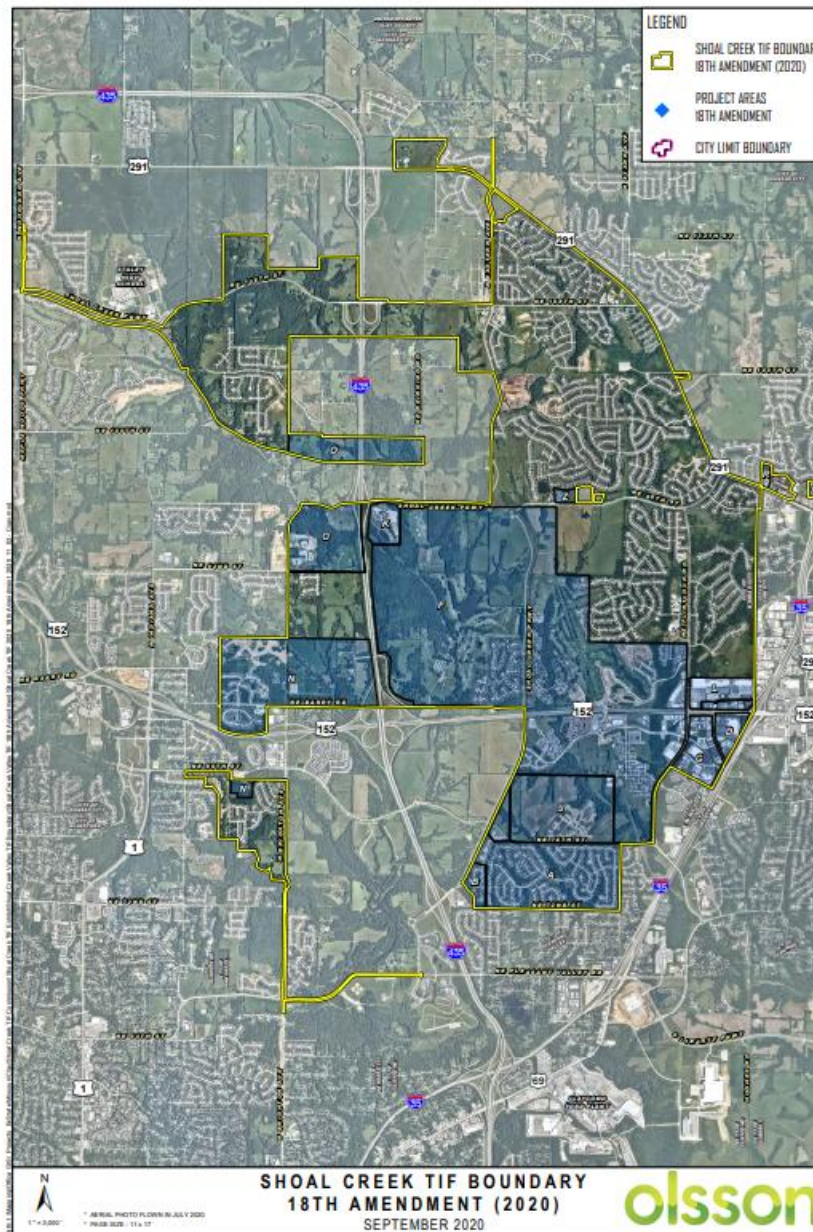
February 2025

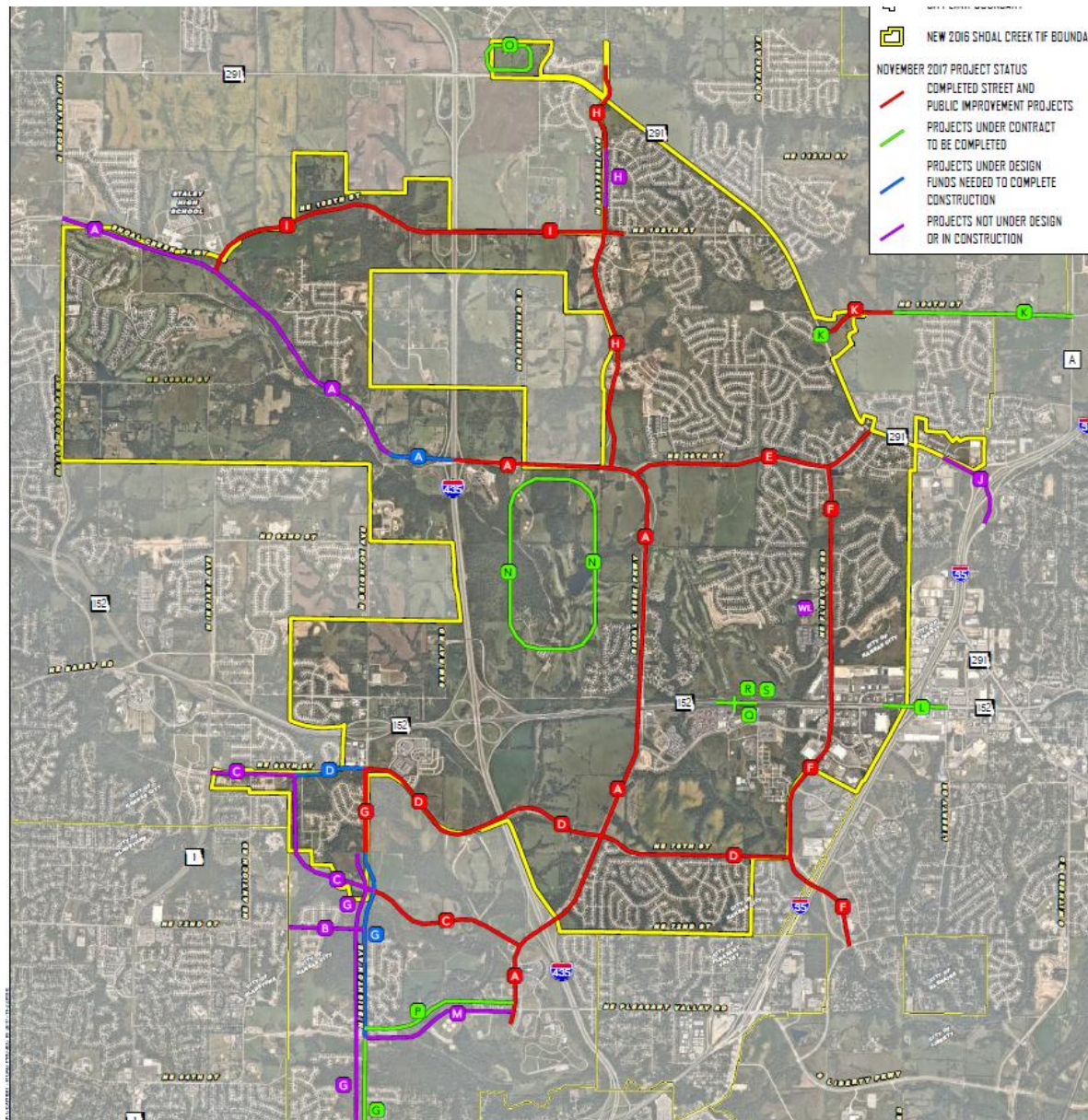
Shoal Creek Parkway TIF Plan

- Approved 1994, amended twenty-three times
- The Redevelopment Area is generally bounded by US Highway 152 on the north, I-35 on the east and North Church West and South in Kansas City, Clay County, Missouri
- The TIF Funds are used exclusively for public infrastructure.
- TIF Plan expires: December 2035

Map Reference	Road Improvement Description	Completion Date
A1	Shoal Creek Parkway: Hodge Park south to Interstate 435	Complete
A2	Shoal Creek Parkway: Hodge Park north to NE 96th Street	Complete
A3	Shoal Creek Parkway: NE 96th Street west to Interstate 435	Complete
A4	Shoal Creek Parkway: Interstate 435 to Brighton	Complete
A5	Searcy Creek Parkway: I-435 W to Pleasant Valley	Complete
A6	Shoal Creek Parkway: NE 108th Street to Staley Road Design of Searcy Creek and Shoal Creek Parkways Shoal Creek Parkway Study: 100th to Bright Water Line	Complete
B	NE 72nd Street: Gladstone city limits to N Brighton	2032
C1-C4	Maple Woods Parkway: Indiana to Interstate 435	2032
D1	NE 76th: 650 linear feet west of N Flintlock to Interstate 435	2032
D2	Soccer Drive: Interstate 435 to Brighton	Complete
D3	Soccer Drive: N Brighton to Spruce Avenue	2032
D4	NE 76th box culvert	2032
D5	Sidewalks: Shoal Creek Parkway to N Stark	Complete
D6	Soccer Drive: Drury Drive to I-435	2032
D7	Soccer Drive: I-435 to Shoal Creek Parkway	2032
E	NE 96th Street between Shoal Creek Parkway and N Flintlock Road	Complete
F1	N Flintlock: NE 96th Street to Missouri Route 152	Complete
F2	N Flintlock: Missouri Route 152 to NE 76th Street	Complete
F3	N Flintlock: 76th Street to the "Flintlock Flyover"	Complete
F4	N Flintlock: Traffic Signalization at NE 90th Street, which may include a crosswalk in lieu of or in addition to the traffic signal	Complete
G1	N Brighton: Missouri Route 152 to NE 80th Street	Complete
G2	N Brighton: 1,941 linear feet south of NE 79th Street to N Pleasant Valley	Complete
G3	N Brighton: NE 80th Street to 2,700 linear feet south of NE 76th Street	Complete
G4	N. Brighton Water Line	2032
G5	SKW Design & Construction Services	2032
G6	NE 58th Street to Pleasant Valley Road	Complete
G7	N. Brighton: Right of Way Acquisition between Pleasant Valley Road & NE 79th St	2032
H1	N Eastern Avenue: Intersection at Highway 291	Complete
H2	N Eastern: South of Kellybrook Elementary School approximately 2,000 linear feet	Complete
H3	N Eastern Avenue: 96th Street to 106th Street	Complete
H4	N Eastern: 108th to Highway 291	2032

I1	NE 108th: Smalley to Interstate 435	Complete
I2	NE 108th: Interstate 435 to Staley Road	Complete
J	Interstate 35/Highway 291 Intersection	2032
K1	NE 104th: Highway 291 to A Highway	Complete
K2	NE 104th Street: 1/2 mile east of Highway 291 to Liberty/Kansas City city limits	Complete
K3	NE 104th Street: Liberty/Kansas City city limits to A Highway (KCMO share)	Complete
K4	NE 104th Street: Signal at Highway 291	Complete
	Shoal Creek Parkway Study: 100th to Brighton Water Line	Complete
L	Highway 152: Interstate 35 Interchange	Complete
L1	Highway 152: Shoal Creek Parkway to Interstate 35	Complete
L2	Highway 152: Traffic Control Study and Corridor Improvements between Shoal Creek Parkway and Interstate 35	Complete
M1	Pleasant Valley Road: Intersection with Brighton	Complete
M2	Pleasant Valley Road: Brighton to Searcy Creek	2032
N	Hodge Park Improvements	Complete
O	Infrastructure improvements related to the construction of a fire station within the Redevelopment Area	Complete
P	Trail segment along Shoal Creek Parkway, between N. Brighton and Pleasant Valley Road	2026
Q	N. Booth Avenue north of MO Highway 152 and MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue and continuing to a point 1,960 linear feet east of N. Booth Avenue	Complete
R	Public Detentions	Complete
S	Public Utilities - Storm Water Sewer, Sanitary Sewers and a Water Main along MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue and continuing to a point 1,960 linear feet east of N. Booth, and Dry Utilities	Complete
T	Woodneath Library Improvements - Paving, Asphalt Trails, Walkways, Lighting, Bridge, Access Road, Utility Work, Design Work and Contingency	Complete
U	NE 108th Street: Traffic signal at 108th and NE Cookingham Drive	2026
V	N. Sherman: Street lights between NE Cookingham Drive and NE 116th Terrace	Complete
W	Maplewoods Parkway: Shoal Creek Parkway to NE 112th Street, including construction of a water line	Complete
X	Maplewoods Parkway, beginning at NE 112th Street and extending north to and including the intersection at NE Cookingham Drive	Complete





ECONOMIC DEVELOPMENT CORPORATION

Are the redevelopment projects making satisfactory progress under the proposed time schedule contained within the approved plan for completion of such projects?

All of the projects for which a redevelopment agreement has been executed have been and are being completed in accordance with the approved time schedule.



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250665

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 Shoal Creek Parkway Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Discussion

The Plan calls for the design and construction of public infrastructure that is essential to the preparation of the Redevelopment Area, including the construction of sections of Shoal Creek Parkway, NE 72nd Street, Maplewoods Parkway, NE 76th St, Soccer Drive, NE 76th Box Culvert, NE 96th St, N Flintlock Rd, N Brightson Ave, N Eastern Ave, Search Creek Parkway, NE 10th St, NE 104th St, NE 112th St, N Sherman, 108th St, NE Cookingham, Pleasant Valley Rd and Missouri Highway 152, Highway 152 and I-35 Interchange Improvements, I-35 and Highway 291 Interchange Improvements, the construction of a improvement within Hodge Park, certain public infrastructure improvements necessary and incidental in connection with the construction of a fire station within the Redevelopment Area, certain public infrastructure improvements necessary and incidental to the construction of Woodneath Library and the construction of trails within and adjacent to the Redevelopment Area.

Map Reference	Road Improvement Description	Completion Date
A1	Shoal Creek Parkway: Hodge Park south to Interstate 435	Complete
A2	Shoal Creek Parkway: Hodge Park north to NE 96th Street	Complete
A3	Shoal Creek Parkway: NE 96th Street west to Interstate 435	Complete
A4	Shoal Creek Parkway: Interstate 435 to Brighton	Complete
A5	Searcy Creek Parkway: I-435 W to Pleasant Valley	Complete

A6	Shoal Creek Parkway: NE 108th Street to Staley Road Design of Searcy Creek and Shoal Creek Parkways Shoal Creek Parkway Study: 100th to Brighton Water Line	Complete
B	NE 72nd Street: Gladstone city limits to N Brighton	2032
C1-C4	Maple Woods Parkway: Indiana to Interstate 435	2032
D1	NE 76th: 650 linear feet west of N Flintlock to Interstate 435	2032
D2	Soccer Drive: Interstate 435 to Brighton	Complete
D3	Soccer Drive: N Brighton to Spruce Avenue	2032
D4	NE 76th box culvert	2032
D5	Sidewalks: Shoal Creek Parkway to N Stark	Complete
D6	Soccer Drive: Drury Drive to I-435	2032
D7	Soccer Drive: I-435 to Shoal Creek Parkway	2032
E	NE 96th Street between Shoal Creek Parkway and N Flintlock Road	Complete
F1	N Flintlock: NE 96th Street to Missouri Route 152	Complete
F2	N Flintlock: Missouri Route 152 to NE 76th Street	Complete
F3	N Flintlock: 76th Street to the "Flintlock Flyover"	Complete
F4	N Flintlock: Traffic Signalization at NE 90th Street, which may include a crosswalk in lieu of or in addition to the traffic signal	Complete
G1	N Brighton: Missouri Route 152 to NE 80th Street	Complete
G2	N Brighton: 1,941 linear feet south of NE 79th Street to N Pleasant Valley	Complete
G3	N Brighton: NE 80th Street to 2,700 linear feet south of NE 76th Street	Complete
G4	N. Brighton Water Line	2032
G5	SKW Design & Construction Services	2032
G6	NE 58th Street to Pleasant Valley Road	Complete
G7		2032
	N. Brighton: Right of Way Acquisition between Pleasant Valley Road & NE 79th St	
H1	N Eastern Avenue: Intersection at Highway 291	Complete
H2	N Eastern: South of Kellybrook Elementary School approximately 2,000 linear feet	Complete
H3	N Eastern Avenue: 96th Street to 106th Street	Complete
H4	N Eastern: 108th to Highway 291	2032
I1	NE 108th: Smalley to Interstate 435	Complete
I2	NE 108th: Interstate 435 to Staley Road	Complete
J	Interstate 35/Highway 291 Intersection	2032
K1	NE 104th: Highway 291 to A Highway	Complete
K2	NE 104th Street: 1/2 mile east of Highway 291 to Liberty/Kansas City city limits	Complete
K3	NE 104th Street: Liberty/Kansas City city limits to A Highway (KCMO share)	Complete
K4	NE 104th Street: Signal at Highway 291	Complete
	Shoal Creek Parkway Study: 100th to Brighton Water Line	Complete
L	Highway 152: Interstate 35 Interchange	Complete
L1	Highway 152: Shoal Creek Parkway to Interstate 35	Complete
L2	Highway 152: Traffic Control Study and Corridor Improvements between Shoal Creek Parkway and Interstate 35	Complete

M1	Pleasant Valley Road: Intersection with Brighton	Complete
M2	Pleasant Valley Road: Brighton to Searcy Creek	2032
N	Hodge Park Improvements	Complete
O	Infrastructure improvements related to the construction of a fire station within the Redevelopment Area	Complete
P	Trail segment along Shoal Creek Parkway, between N. Brighton and Pleasant Valley Road	2026
Q	N. Booth Avenue north of MO Highway 152 and MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue and continuing to a point 1,960 linear feet east of N. Booth Avenue	Complete
R	Public Detentions	Complete
S	Public Utilities - Storm Water Sewer, Sanitary Sewers and a Water Main along MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue and continuing to a point 1,960 linear feet east of N. Booth, and Dry Utilities	Complete
T	Woodneath Library Improvements - Paving, Asphalt Trails, Walkways, Lighting, Bridge, Access Road, Utility Work, Design Work and Contingency	Complete
U	NE 108th Street: Traffic signal at 108th and NE Cookingham Drive	2026
V	N. Sherman: Street lights between NE Cookingham Drive and NE 116th Terrace	Complete
W	Maplewoods Parkway: Shoal Creek Parkway to NE 112th Street, including construction of a water line	Complete
X	Maplewoods Parkway, beginning at NE 112th Street and extending north to and including the intersection at NE Cookingham Drive	Complete

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Tax Increment Financing and Private Funds
3. How does the legislation affect the current fiscal year?
NA
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?
N/A

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

Shoal Creek Parkway

Shoal Creek Parkway

Plan Approval
1st Amendment

Clay
Co #04 NKC/Liberty

941443
971310

11/10/94
10/2/97

Shoal Creek Parkway	2nd Amendment	021283	10/31/02
Shoal Creek Parkway	2nd Amendment (revised legals)	030545	5/8/03
Shoal Creek Parkway	3rd Amendment	040457	4/29/04
Shoal Creek Parkway	4th Amendment	041218	11/9/04
Shoal Creek Parkway	5th Amendment	060903	8/31/06
Shoal Creek Parkway	6th Amendment	061320	12/14/06
Shoal Creek Parkway	7th Amendment	080419	5/8/08
Shoal Creek Parkway	8th Amendment	081118	11/20/08
Shoal Creek Parkway	9th Amendment	090262	4/16/09
Shoal Creek Parkway	10th Amendment	110073	3/10/11
Shoal Creek Parkway	11th Amendment	130532	7/25/13
Shoal Creek Parkway	12th Amendment	160592	8/25/16
Shoal Creek Parkway	13th Amendment	170327	5/18/17
Shoal Creek Parkway	14th Amendment	180583	8/23/18
Shoal Creek Parkway	15th Amendment	190216	4/18/19
Shoal Creek Parkway	16th Amendment	190894	11/14/19
Shoal Creek Parkway	17th Amendment	200217	3/26/20
Shoal Creek Parkway	18th Amendment	201016	12/10/20
Shoal Creek Parkway	19th Amendment	210134	2/25/21
Shoal Creek Parkway	20th Amendment	210500	6/17/21
Shoal Creek Parkway	21st Amendment	210750	
Shoal Creek Parkway	22nd Amendment	220298	4/14/22
Shoal Creek Parkway	23rd Amendment	220570	7/14/22
Shoal Creek Parkway	Project A	941444	11/10/94
Shoal Creek Parkway	Project B	941445	11/10/94
Shoal Creek Parkway	Project C	941446	11/4/04
Shoal Creek Parkway	Project D	941447	12/14/95
Shoal Creek Parkway	Project E	941448	
Shoal Creek Parkway	Project F	941449	5/1/97
Shoal Creek Parkway	Project G	941450	12/13/01
Shoal Creek Parkway	Project H	941451	11/4/04
Shoal Creek Parkway	Project I	941452	11/4/04

Shoal Creek Parkway	Project J	941453	11/4/04
Shoal Creek Parkway	Project K	941454	11/4/04
Shoal Creek Parkway	Project L	971311	10/2/97
Shoal Creek Parkway	Project M	971312	10/2/97
Shoal Creek Parkway	Project N	021284	10/31/02
Shoal Creek Parkway	Project O	021285	10/31/02
	Project O (Revised legals)	030546	5/8/03
Shoal Creek Parkway	Project P	081119	11/20/08
	Project P (Revised legals)	090833	10/1/09
Shoal Creek Parkway	Project Q	081120	held
Shoal Creek Parkway	Project R	081121	11/20/08
	Project R (Revised legals)	090834	10/1/09
Shoal Creek Parkway	Project S	081122	held
Shoal Creek Parkway	Project T	081123	held
Shoal Creek Parkway	Project U	081124	held
Shoal Creek Parkway	Project V	081125	held
Shoal Creek Parkway	Project W	081126	held
Shoal Creek Parkway	Project X	081127	held
Shoal Creek Parkway	Project Y	081128	held
Shoal Creek Parkway	Project Z	081129	12/20/12
Shoal Creek Parkway	Project AA	081130	held
Shoal Creek Parkway	Project BB	081131	held

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
N/A
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?

Acknowledging the continued sustainability of the TIF Plan/Projects.

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

This is just a progress report of an already approved 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)
Please provide reasoning why not:
This is just a progress report of an already approved Plan

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

No(Press tab after selecting)

This is just a progress report of 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)



Legislation Text

File #: 250666

ORDINANCE NO. 250666

Sponsor: City Manager's Office

Determining that the River Market Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

WHEREAS, the River Market Tax Increment Financing Plan (the "Plan") was approved by the City Council on December 16, 1999, by Ordinance No. 991556; and

WHEREAS, Section 99.865.3 RSMo provides that five years after the establishment of a redevelopment plan and every five years thereafter, the Council shall hold a public hearing regarding those redevelopment plans and projects created pursuant to Sections 99.800 to 99.865 RSMo, to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects; and

WHEREAS, after proper notice, the Council has held such public hearing and received information on the progress of the Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Council hereby determines that the River Market Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule contained within the approved plan for completion of the projects therein.

..end

Approved as to form:

Emalea Kohler
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250666

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

Discussion

The Plan provides for project improvements in the Redevelopment Area that are targeted toward support of the Town of Kansas Archaeological park, as well as other area-wide improvements including infrastructure and streetscape, improvements, maximization of access to the area and view corridors, green spaces, transportation and access linkages and other neighborhood enhancements, together with parking, and all necessary utilities and street improvements to serve the area.

TIF Projects Approved	Total Costs	Reimbursable Costs	Project Status
Project 11 (Riverview Central Office and Garage)			Released in 2012
Project 16 (4 th and Locust)	\$3.1 million	\$760,000	Completed in 2005
Project 17 (First & Main)	\$9.6 million	\$3.6 million	Completed in 2008
Second Street Corridor Improvements	\$2.9 million	\$2.9 million	Completed in 2009
River Market CID improvements	\$825,000	\$825,000	Completed in 2024

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Tax Increment Financing and Private Funds
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.
N/A
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
N/A

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

River Market		JaCo #43	KC		
	Plan Approval			991556	12/16/99
River Market	1st Amendment			011388	10/4/01
	2nd				
River Market	Amendment			021189	10/1/02
River Market	3rd Amendment			040774	7/15/04
River Market	4th Amendment			040992	9/16/04
River Market	5th Amendment			050495	5/19/05
River Market	6th Amendment			051117	9/15/05
River Market	7th Amendment			070118	2/8/07
River Market	8th Amendment			110270	4/21/11
	9th Amendment				
River Market	Revised			110783	10/13/11
	10th				
River Market	Amendment				
River Market	Project 1			991557	12/16/99
River Market	Project 2			991558	11/30/00
River Market	Project 3			991559	11/29/01
River Market	Project 4			991560	12/12/02
River Market	Project 5			991561	12/3/09
River Market	Project 6			991562	12/3/09
River Market	Project 7			991563	12/3/09
River Market	Project 8			991564	12/12/02
River Market	Project 9			991565	12/3/09
River Market	Project 10			013389	12/3/09
River Market	Project 11			011390	
River Market	Project 11A			021190	
River Market	Project 11B			021191	
River Market	Project 12			011391	12/3/09
River Market	Project 13			011392	12/3/09

River Market	Project 14	011393	12/3/09
River Market	Project 14 revised legals	100825	10/21/10
River Market	Project 15	011394	12/3/09
River Market	Project 16	040993	12/15/05
N/A			

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
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
Acknowledging the continued sustainability of the TIF Plan/Projects.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

This is just a progress report of an already approved 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)
Please provide reasoning why not:
This is just a report of an already approved Plan

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

No(Press tab after selecting)

This is just a report on 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)

River Market TIF Plan

Five-Year Progress Report



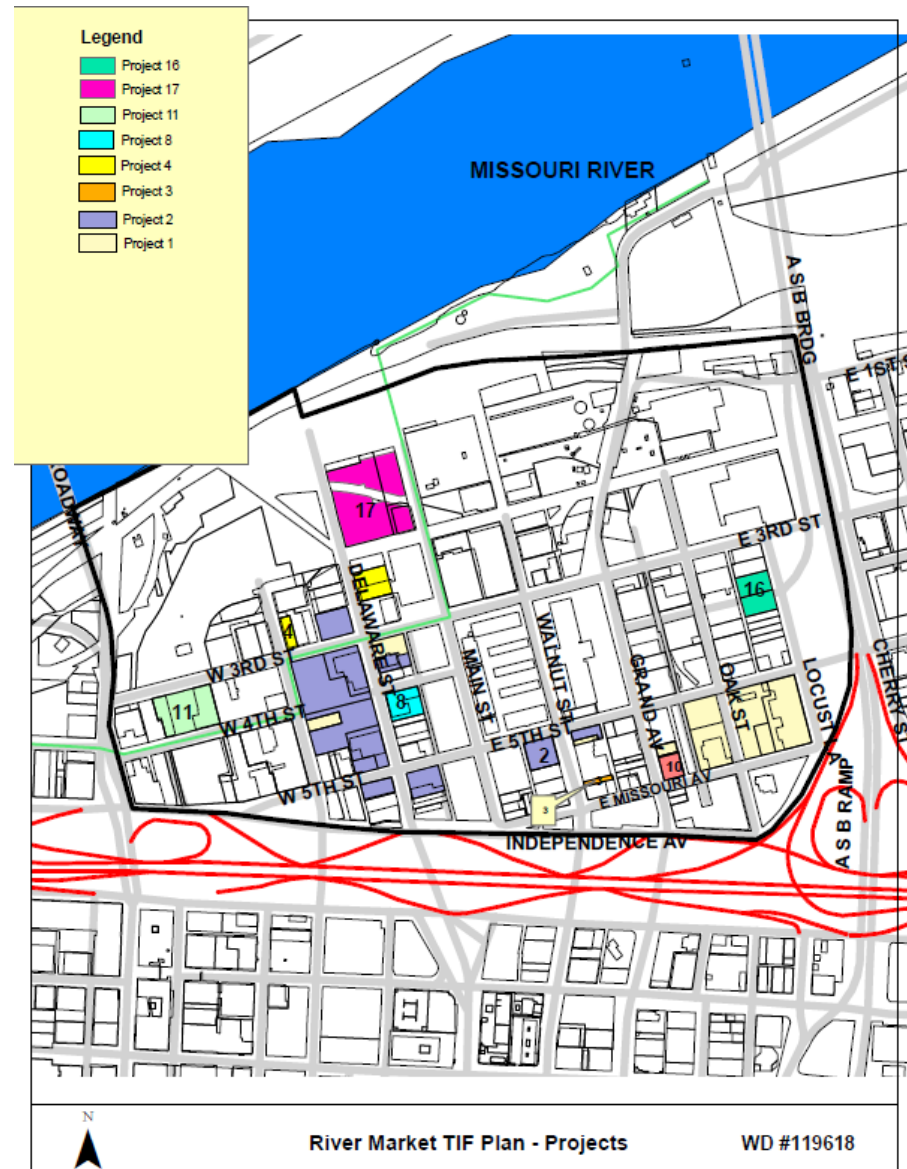
ECONOMIC DEVELOPMENT CORPORATION

River Market TIF Plan

- Approved in 1999, amended 11 times
- The Plan provides for area-wide improvements including improvements to the Second Street Corridor, parking, and office space.
- Financing: Pay-As-You-Go and City Bonds

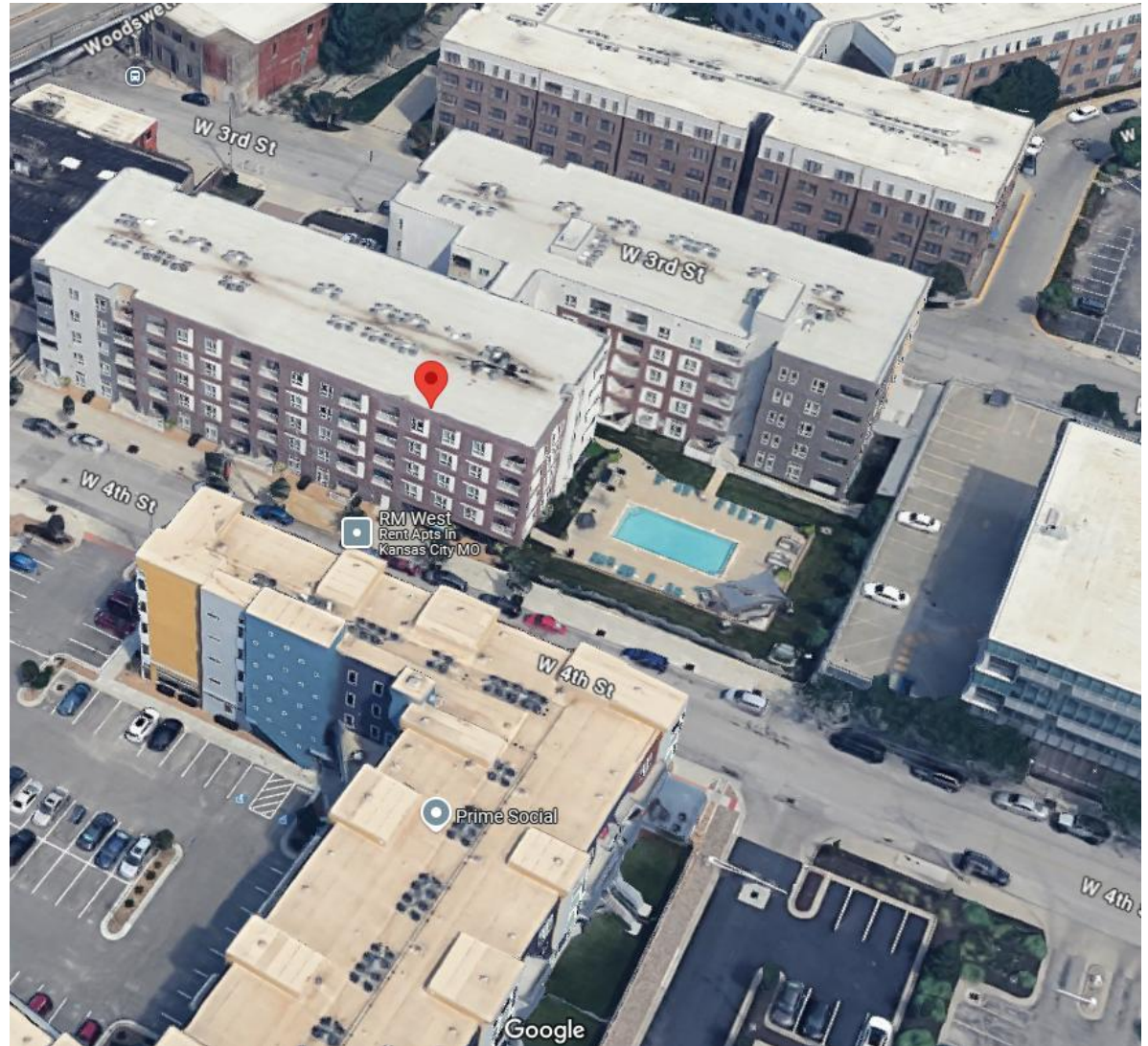
River Market TIF Plan Area

- Bound by the Missouri River on the north, I-70/I-35 on the south, Broadway Boulevard/Bridge on the west and the Heart of America Bridge/Hwy 9 on the east



TIF Projects Approved	Total Costs	Reimbursable Costs	Project Status
Project 11 (Riverview Central Office and Garage)			Released in 2012
Project 16 (4 th and Locust)	\$3.1 million	\$760,000	Completed in 2005
Project 17 (First & Main)	\$9.6 million	\$3.6 million	Completed in 2008
Second Street Corridor Improvements	\$2.9 million	\$2.9 million	Completed in 2009
River Market CID improvements	\$825,000	\$825,000	Completed in 2024

Riverview Central – Project 11



4th & Locust



1st and Main



Second Street



River Market CID Improvements

Independence Ave & Wyandotte Street – Curb Replacement w/ADA





Third & Walnut Streets – Sidewalk Replacement w/ADA



Are the redevelopment projects making satisfactory progress under the proposed time schedule contained within the approved plan for completion of such projects?

Yes, all of the projects for which redevelopment agreements have been executed and were completed in accordance with the approved time schedule.



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250666

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

Discussion

The Plan provides for project improvements in the Redevelopment Area that are targeted toward support of the Town of Kansas Archaeological park, as well as other area-wide improvements including infrastructure and streetscape, improvements, maximization of access to the area and view corridors, green spaces, transportation and access linkages and other neighborhood enhancements, together with parking, and all necessary utilities and street improvements to serve the area.

TIF Projects Approved	Total Costs	Reimbursable Costs	Project Status
Project 11 (Riverview Central Office and Garage)			Released in 2012
Project 16 (4 th and Locust)	\$3.1 million	\$760,000	Completed in 2005
Project 17 (First & Main)	\$9.6 million	\$3.6 million	Completed in 2008
Second Street Corridor Improvements	\$2.9 million	\$2.9 million	Completed in 2009
River Market CID improvements	\$825,000	\$825,000	Completed in 2024

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Tax Increment Financing and Private Funds
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.
N/A
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
N/A

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

River Market		JaCo #43	KC		
	Plan Approval			991556	12/16/99
River Market	1st Amendment			011388	10/4/01
	2nd				
River Market	Amendment			021189	10/1/02
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River Market	4th Amendment			040992	9/16/04
River Market	5th Amendment			050495	5/19/05
River Market	6th Amendment			051117	9/15/05
River Market	7th Amendment			070118	2/8/07
River Market	8th Amendment			110270	4/21/11
	9th Amendment				
River Market	Revised			110783	10/13/11
	10th				
River Market	Amendment				
River Market	Project 1			991557	12/16/99
River Market	Project 2			991558	11/30/00
River Market	Project 3			991559	11/29/01
River Market	Project 4			991560	12/12/02
River Market	Project 5			991561	12/3/09
River Market	Project 6			991562	12/3/09
River Market	Project 7			991563	12/3/09
River Market	Project 8			991564	12/12/02
River Market	Project 9			991565	12/3/09
River Market	Project 10			013389	12/3/09
River Market	Project 11			011390	
River Market	Project 11A			021190	
River Market	Project 11B			021191	
River Market	Project 12			011391	12/3/09
River Market	Project 13			011392	12/3/09

River Market	Project 14	011393	12/3/09
River Market	Project 14 revised legals	100825	10/21/10
River Market	Project 15	011394	12/3/09
River Market	Project 16	040993	12/15/05
N/A			

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
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
Acknowledging the continued sustainability of the TIF Plan/Projects.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

This is just a progress report of an already approved 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)
Please provide reasoning why not:
This is just a report of an already approved Plan
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

This is just a report on 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)



Legislation Text

File #: 250667

ORDINANCE NO. 250667

Sponsor: City Manager's Office

Determining that the Blue Ridge Mall Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

WHEREAS, the Blue Ridge Mall Tax Increment Financing Plan (the "Plan") was approved by the City Council on February 24, 2005, by Ordinance No. 041238; and

WHEREAS, Section 99.865.3 RSMo provides that five years after the establishment of a redevelopment plan and every five years thereafter, the Council shall hold a public hearing regarding those redevelopment plans and projects created pursuant to Sections 99.800 to 99.865 RSMo, to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects; and

WHEREAS, after proper notice, the Council has held such public hearing and received information on the progress of the Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Council hereby determines that the Blue Ridge Mall Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule contained within the approved plan for completion of the projects therein.

..end

Approved as to form:

Emalea Kohler
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250667

Submitted Department/Preparer: City Manager's Office

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 Blue Ridge Mall Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Discussion

Redevelopment Project Areas **1, 2, & 3**

Total Redevelopment Project Costs
\$79,279,458

Total Costs Reimbursed **\$37,572,200**

All Projects were completed by 2020

TIF Plan Expires in 2028

Fiscal Impact

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

N/A

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

N/A

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)

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):
 - ☒ 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

Blue Ridge Mall	Plan Approval	JaCo	Raytown	041238	2/24/05
Blue Ridge Mall	1st Amendment			190521	7/11/19
Blue Ridge Mall	2nd Amendment			190802	10/3/19
	Request from Council to Amend Plan				
Blue Ridge Mall				050171	2/24/05
	School District Tax Rev				
Blue Ridge Mall	Distrib.Agreement			050226	2/24/05
Blue Ridge Mall	Amend Ordinance			140554	7/31/14
	041238 - Repeal Section 3 (revised legal description)				
Blue Ridge Mall	Project 1			050258	10/26/06
Blue Ridge Mall	Project 2			050259	10/26/06
Blue Ridge Mall	Project 3			050260	12/9/10
Blue Ridge Mall	Project 4			050261	12/9/10
Blue Ridge Mall	Project 5			050262	12/9/10
Blue Ridge Mall	Project 6			050263	12/9/10

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
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?

Acknowledging the continued sustainability of the TIF Plan/Projects

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

This is just a report on an already approved 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)
Please provide reasoning why not:
This is just a report on an already approved Plan

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

No(Press tab after selecting)

This is just a report on 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)



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250667

Submitted Department/Preparer: City Manager's Office

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 Blue Ridge Mall Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Discussion

Redevelopment Project Areas **1, 2, & 3**

Total Redevelopment Project Costs
\$79,279,458

Total Costs Reimbursed **\$37,572,200**

All Projects were completed by 2020

TIF Plan Expires in 2028

Fiscal Impact

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

N/A

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

N/A

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)

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):
 - ☒ 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

Blue Ridge Mall	Plan Approval	JaCo	Raytown	041238	2/24/05
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Blue Ridge Mall	Amend Ordinance			140554	7/31/14
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Blue Ridge Mall	Project 1			050258	10/26/06
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Blue Ridge Mall	Project 3			050260	12/9/10
Blue Ridge Mall	Project 4			050261	12/9/10
Blue Ridge Mall	Project 5			050262	12/9/10
Blue Ridge Mall	Project 6			050263	12/9/10

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
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?

Acknowledging the continued sustainability of the TIF Plan/Projects

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

This is just a report on an already approved 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)
Please provide reasoning why not:
This is just a report on an already approved Plan

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

No(Press tab after selecting)

This is just a report on 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)

Blue Ridge Mall TIF Plan

Five-Year Progress Report



ECONOMIC DEVELOPMENT CORPORATION

Blue Ridge Mall TIF Plan

- Approved in 2005, amended two times
- The Plan provides for the demolition of an existing aging shopping center and the associated parking garages, the construction of 469,306 sq. ft. of retail/restaurant and institutional uses.
- Financing: Pay-As-You-Go and TIF Bonds
- TIF Plan Expires: December 2033

Blue Ridge Mall TIF Plan Area

- The area includes the Blue Ridge Mall, surrounding parking and unimproved real property, adjacent thereto, generally consisting of approx. 63 acres extending from Blue Ridge Blvd west of Sterling Ave., and from 43rd St north to the City limit of Kansas City, Jackson County, Missouri



Blue Ridge Mall TIF Plan

Redevelopment Project Areas	1, 2, & 3
Total Redevelopment Project Costs	\$79,279,458
Total Costs Reimbursed	\$37,572,200
All Projects were completed by 2020	

Blue Ridge Mall TIF



Blue Ridge Mall



Blue Ridge Mall TIF



Blue Ridge Mall TIF



Are the redevelopment projects making satisfactory progress under the proposed time schedule contained within the approved plan for completion of such projects?

Yes, all of the projects for which redevelopment agreements have been executed were completed in accordance with the approved time schedule.



Legislation Text

File #: 250829

ORDINANCE NO. 250829

Sponsor: City Planning and Development Department

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the designation of Redevelopment Project Area 4 (“Project Area 4”), Redevelopment Project Area 5 (“Project Area 5”), Redevelopment Project Area 6 (“Project Area 6”) of the 1200 Main/South Loop Tax Increment Financing Plan; declaring as surplus those funds within the special allocation fund(s) established in connection with each of Project Area 4, Project Area 5, and Project Area 6; dissolving the special allocation fund(s) established in connection with such Redevelopment Project Areas; and directing the City Clerk to send copies of this ordinance to Jackson County.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), the City Council of Kansas City, Missouri (the “City Council”) by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on, June 18, 2015 and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”); and

WHEREAS, on March 4, 2004, the City Council passed Ordinance No. 040154, which accepted the recommendations of the Commission and approved the 1200 Main/South Loop Tax Increment Financing Plan (the “Redevelopment Plan”) and designated the Redevelopment Area described therein to be a Blighted Area (the “Redevelopment Area”); and

WHEREAS the Redevelopment Plan has been amended nine (9) times by Ordinance No. 040738 on July 17, 2004, by Ordinance No. 041244 on November 9, 2004, by Ordinance No. 051060 on March 30, 2006, by Ordinance No. 051532 on May 11, 2006, by Ordinance No. 070502 on April 26, 2007, by Committee Substitute for Ordinance No. 070950 on October 11, 2007, by Committee Substitute for Ordinance No. 071171 on December 13, 2007, by Ordinance No. 140530, as amended on August 14, 2014, and by Ordinance No. 170530 on August 10, 2017; and

WHEREAS, the Redevelopment Plan, as amended, contemplates the designation of multiple redevelopment project areas, including Project Area 4 as designated by Committee Substitute for Ordinance No. 040158, Project Area 5 as designated by Committee Substitute for

Ordinance No. 040159, and Project Area 6 as designated by Committee Substitute for Ordinance No. 040160 (collectively, the “Redevelopment Project Areas”); and

WHEREAS, the Commission has been duly constituted and its members appointed pursuant to Section 99.820.2 of the Act; and, after all proper notice was given, the Commission met in public hearing and after receiving the comments of all interested persons and taxing districts with respect to the termination of the designation of each of the Redevelopment Project Areas, closed said public hearing on July 9, 2025, and adopted its Resolution No. 7-3-25 (the “Resolution”) recommending to the City Council the termination of the designation of Project Area 4 as designated by Committee Substitute for Ordinance No. 040158, Project Area 5 as designated by Committee Substitute for Ordinance No. 040159, and Project Area 6 as designated by Committee Substitute for Ordinance No. 040160, which, in each instance, shall require that all funds on deposit in the Special Allocation Fund(s) established in connection with Project Area 4, Project Area 5, and Project Area 6 be declared surplus and distributed to the affected taxing districts, in accordance with the Act; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Commission concerning the termination of the designation of Project Area 4 described by the 1200 Main/South Loop Tax Increment Financing Plan and by Committee Substitute for Ordinance No. 040158, Project Area 5 described by the 1200 Main/South Loop Tax Increment Financing Plan and by Committee Substitute for Ordinance No. 040159, and Project Area 6 described by the 1200 Main/South Loop Tax Increment Financing Plan and by Committee Substitute for Ordinance No. 040160, as set forth in Resolution No. 7-3-25 are hereby accepted, and the designation of each such Redevelopment Project Area is hereby terminated.

Section 2. That all funds within any Special Allocation Fund(s) established in connection with each such Redevelopment Project Area are hereby declared as surplus and shall be distributed in accordance with the Act and the provisions of this ordinance.

Section 3. That following the distribution of the surplus funds, the Special Allocation Fund(s) for Project Area 4, Project Area 5, and Project Area 6 of the 1200 Main/South Loop Tax Increment Financing Plan shall be dissolved.

Section 5. That the City Clerk is hereby directed to send copies of this ordinance to Jackson County.

..end

Approved as to form:

Emalea Kohler

Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250829

Submitted Department/Preparer: Mayor/Council's Office

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

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the designation of Redevelopment Project Area 4 ("Project Area 4"), Redevelopment Project Area 5 ("Project Area 5"), Redevelopment Project Area 6 ("Project Area 6") of the 1200 Main/South Loop Tax Increment Financing Plan; declaring as surplus those funds within the special allocation fund(s) established in connection with each of Project Area 4, Project Area 5, and Project Area 6; dissolving the special allocation fund(s) established in connection with such Redevelopment Project Areas; and directing the City Clerk to send copies of this ordinance to Jackson County.

Discussion

- (1) Terminating Redevelopment Project Areas 4, 5, and 6, (2) surplussing SAF funds, and (3) terminating SAF accounts for RPAs 4, 5, and 6.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
TIF
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.
N/A
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
N/A

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)

N/A no funds are appropriated or recognized in this ordinance.

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

March 4, 2004, the City Council passed Ordinance No. 040154, which accepted the recommendations of the Commission and approved the 1200 Main/South Loop Tax Increment Financing Plan (the "Redevelopment Plan") and designated the Redevelopment Area described therein to be a Conservation Area (the "Redevelopment Area") Redevelopment Plan was amended by Ordinance No. 040738 on Jul 17, 2004, by Ordinance No. 041244 on November 9, 2004, by Ordinance No. 051060 on March 30,

2006, by Ordinance No. 051532 on May 11, 2006, by Ordinance No. 070502 on April 26, 2007, by Ordinance No. 070950 on October 11, 2007, by Ordinance No. 071171 on December 13, 2007, by Ordinance No. 140530, as amended on August 14, 2014, and by Ordinance No. 170530 on August 10, 2017

Service Level Impacts

None

Other Impacts

1. What will be the potential health impacts to any affected groups?
None
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Does this legislation create or preserve new housing units?
Please Select (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:
Click or tap here to enter text.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 250832

ORDINANCE NO. 250832

Sponsor(s): Councilmembers Johnathan Duncan and Andrea Bough

Amending Chapter 50, Code of Ordinances, by enacting a new Section 50-16 for the purpose of prohibiting the operation and maintenance of certain electronic gaming machines that offer a monetary prize to the user within the City.

WHEREAS, the City Council finds that unregulated electronic gaming machines that simulate video lottery games by offering monetary prizes to players are proliferating within the City; and

WHEREAS, such machines can result in detrimental impacts to the neighborhoods in which they are located; and

WHEREAS, electronic gaming machines offering monetary prizes can have calamitous financial consequences for those individuals that use such devices and

WHEREAS, the City Council finds that it is necessary to prohibit electronic gaming machines in the interest of the public health, safety, and welfare of Kansas Citizens; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 50, Code of Ordinances of the City of Kansas City, is hereby amended by enacting a new Section 50-16, Prohibition of certain entertainment devices, to read as follows:

Section 50-16. Prohibition of certain electronic gaming machines.

(a) Definitions. The following words, terms, and phrases, when used in this section 50-16, shall have the following meanings:

- (1) *Electronic gaming machine* means any device that accepts legal tender or other forms of digital currency in exchange for video lottery game credit that is available to play or simulate the play of a video lottery game through an electronic, mechanical, or electromechanical process in which the player may receive a monetary prize for winning plays. The term *electronic gaming machine*

does not include any unlawful gambling device under state law or any gambling device licensed and regulated by the Missouri Gaming Commission.

- (2) *Monetary prize* means any tangible item or thing of value in the form of cash, check, bank transfer, negotiable instrument, store credit, gift card, or any ticket or other tangible item that is redeemable for cash, check, bank transfer, negotiable instrument, store credit, or gift card.
- (3) *Video lottery game* means an electronically simulated lottery game of chance, including but not limited to video poker, keno, or blackjack, which is displayed on an electronic gaming machine.

(b) It shall be unlawful for any person or business to maintain or offer for use by any person any electronic gaming machine that offers a monetary prize to any person regardless of the frequency with which a monetary prize is conferred or the odds of any individual player receiving a monetary prize.

(c) *Penalty.* Any violation of this section, upon conviction, shall be punishable by a fine of not more than \$1,000.00 or by imprisonment in jail for a period not exceeding 180 days, or both such fine and imprisonment. Each electronic gaming machine maintained or offered for use in violation of this section shall constitute a separate offense.

..end

Approved as to form:

Andrew Bonkowski
Assistant City Attorney

**NO
DOCKET
MEMO
PROVIDED
FOR
ORDINANCE
250832**



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250832

Submitted Department/Preparer: Law

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

Amending Chapter 50, Code of Ordinances, by enacting a new Section 50-16 for the purpose of prohibiting the operation and maintenance of certain electronic gaming machines that offer a monetary prize to the user within the City.

Discussion

This ordinance makes it unlawful for any person or business within the City to maintain or offer for use by any person any electronic gaming machine that offers a monetary prize; with penalties for violation as either a fine of not more than \$1,000.00 or by imprisonment in jail for a period not exceeding 180 days, or both such fine and imprisonment. "Electronic gaming devices" does not include any unlawful gambling device under state law or any gambling device licensed and regulated by the Missouri Gaming Commission.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
No fiscal impact
3. How does the legislation affect the current fiscal year?
No fiscal impact
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No

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.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Public Safety (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☒ Engage the community and community partners to reimagine the system of public safety with a focus on evidence-based approaches for crime prevention, treatment of mental health, emergency response time, and the criminal justice system.
 - ☒ Focus on violence prevention among all age groups, placing an emphasis on youth.
 - ☐ Increase fairness, justice, and responsiveness of our municipal criminal justice system to support the best possible outcome for offenders and victims of crime.
 - ☐ Reduce recidivism through prevention, deterrence, including detention, and re-entry services.
 - ☐ Enhance employee recruitment, succession planning, and retention in the police and fire departments with a continued emphasis on diversity.
 - ☐

Prior Legislation

N/A

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
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

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:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 250838

ORDINANCE NO. 250838

Sponsor: Mayor Quinton Lucas

Directing the City Manager to initiate the vacant property receivership process as described in Code Chapter 56, Article VII, for the vacant nuisance property known as the former Paul Robeson Middle School site, located at 8201 Holmes Road, in order to protect the health, safety, and welfare of City's residents by remediating the blight at the property.

WHEREAS, the structures and land of the former Paul Robeson Middle School, located at 8201 Holmes Road, (the "Property") have languished unused with progressive decay and deterioration since its closure in 2006; and

WHEREAS, the Property's vacancy and nuisance conditions directly inhibit the ability of nearby households to generate wealth and depresses regional commercial activity; and

WHEREAS, residents near the site lament the two decades of inactivity and decomposition, citing both aesthetic and security concerns involving the site's crumbling structures, rampant weeds and vines, prevalent graffiti, and its serving as a haven of chronic nuisance activities; and

WHEREAS, the current developer's failure to prevent and remediate these nuisance conditions violates multiple provisions of Code Chapters 48 and 56; and

WHEREAS, the current developer of the site purchased the lot in 2018 to develop a recreation center, athletic fields, and in-fill housing; and

WHEREAS, no significant development activity has occurred on the site in any of the seven years since the site was purchased; and

WHEREAS, substantially all lawful business activity at the property has ceased; and

WHEREAS, the current developer failed to pay property taxes on the site since at least 2021, paid the bare minimum to prevent a tax sale of the site in Summer 2025, and still owes over \$130,000 in delinquent property taxes; and

WHEREAS, Chapter 56, Code of Ordinances, enables the City to petition the Circuit Court to appoint a receiver to rehabilitate vacant and blighted properties in order to protect the

health, safety, and welfare of neighborhoods by rehabilitating vacant and blighted properties;
NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The City Manager is hereby directed to ensure that the property located at 8201 Holmes Rd. is reviewed for eligibility for vacant property receivership pursuant to Code Section 56-600 et seq. and to serve the parties in interest with notice of the intent to file for receivership, pursuant to Code Section 56-603, as may be appropriate.

Section 2. That the City Manager is directed to conduct public engagement with the residents, neighborhood associations, and community coalitions of the surrounding neighborhoods to identify the needs and priorities of the surrounding residents and to incorporate those needs and priorities as possible in the development of the Property.

Section 3. That the City Manager is directed to report back to the City Council in writing as to the progress with the Property within 45 days.

..end

Approved as to form:

Emalea Kohler
Associate City Attorney

**NO
DOCKET
MEMO
PROVIDED
FOR
ORDINANCE
250838**



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Ordinance 250838

Submitted Department/Preparer: Mayor/Council's Office

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

Directing the City Manager to initiate the vacant property receivership process as described in Code Chapter 56, Article VII, for the vacant nuisance property known as the former Paul Robeson Middle School site, located at 8201 Holmes Road, in order to protect the health, safety, and welfare of City's residents by remediating the blight at the property.

Discussion

The structures and land of the former Paul Robeson Middle School, located at 8201 Holmes Road, (the "Property") have languished unused with progressive decay and deterioration since its closure in 2006. The Property's vacancy and nuisance conditions directly inhibit the ability of nearby households to generate wealth and depresses regional commercial activity. Residents near the site lament the two decades of inactivity and decomposition, citing both aesthetic and security concerns involving the site's crumbling structures, rampant weeds and vines, prevalent graffiti, and its serving as a haven of chronic nuisance activities.

The current developer's failure to prevent and remediate these nuisance conditions violates multiple provisions of Code Chapters 48 and 56. The current developer of the site purchased the lot in 2018 to develop a recreation center, athletic fields, and in-fill housing. No significant development activity has occurred on the site in any of the seven years since the site was purchased. Substantially, all lawful business activity at the property has ceased.

The current developer failed to pay property taxes on the site since at least 2021, paid the bare minimum to prevent a tax sale of the site in Summer 2025, and still owes over \$130,000 in delinquent property taxes; and

Chapter 56, Code of Ordinances, enables the City to petition the Circuit Court to appoint a receiver to rehabilitate vacant and blighted properties in order to protect

the health, safety, and welfare of neighborhoods by rehabilitating vacant and blighted properties.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
There are no funds allocated in this ordinance.
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.
Unknown.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
none

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)

This legislation does not appropriate funds

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (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

Click or tap here to list prior, related ordinances/resolutions.

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?
Click or tap here to enter text.
2. How have those groups been engaged and involved in the development of this ordinance?
Click or tap here to enter text.
3. How does this legislation contribute to a sustainable Kansas City?
Click or tap here to enter text.
4. Does this legislation create or preserve new housing units?
Please Select (Press tab after selecting)

Click or tap here to enter text.
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.

Please Select (Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



Legislation Text

File #: 250553

RESOLUTION NO. 250553

Sponsor: Mayor Quinton Lucas

RESOLUTION - Expressing the need for and desire to implement a software grant management system.

WHEREAS, the City actively seeks and manages multiple federal, state, and private grants to support municipal operations and community programs; and

WHEREAS, the use of dedicated grant management software systems is recognized as a best practice by municipal governments and grant-making organizations to ensure efficient and compliant grant administration; and

WHEREAS, effective grant management is essential for maximizing funding opportunities, ensuring compliance with grant requirements, and maintaining proper documentation and reporting; and

WHEREAS, the current manual grant management processes are time-intensive and may not provide optimal tracking, reporting, and compliance capabilities; and

WHEREAS, the current political climate has created uncertainty regarding federal funding priorities and grant program stability, necessitating improved local capacity for strategic grant management and diversified funding approaches; and

WHEREAS, a comprehensive software grant management system would enhance the City's ability to:

- Identify and pursue relevant grant opportunities
- Streamline the grant application process
- Monitor grant compliance and reporting requirements
- Track grant expenditures and budgets
- Generate required reports for grantors
- Maintain comprehensive grant records and documentation; and

WHEREAS, the City has access to a National Cooperative Agreement with Omnia Carahsoft, which is the owner of the eCivis grant management platform; and

WHEREAS, staff has identified the eCivis platform as a comprehensive software solution that could significantly improve the City's grant management capabilities; and

WHEREAS, implementing such a system would improve operational efficiency, reduce administrative burden, and potentially increase the City's success in securing grant funding; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. The City Council hereby acknowledges the need for and expresses its desire to implement a comprehensive software grant management system to enhance the City's grant-seeking and management capabilities.

Section 2. The City Council directs the City Manager to:

- A. Evaluate the eCivis grant management platform available through the National Cooperative Agreement with Omnia Carahsoft.
- B. Analyze costs, benefits, and implementation requirements for the eCivis platform.
- C. Collaborate with the Grants Strategy Officer in the Mayor's office on migration and implementation of the eCivis program.

Section 3. The City Council authorizes staff to utilize the National Cooperative Agreement with Omnia Carahsoft to purchase the eCivis grant management system without requiring a separate procurement process, subject to final Council approval of any contractual agreements and associated budget appropriations.

..end

**No Docket Memo
Provided for
Resolution No.**

250553



File #: 250652

ORDINANCE NO. 250652

Sponsor: Director of General Services Department

Authorizing the Director of General Services to execute a one-year lease agreement with two options to renew for one year each with Diamond Food, LLC, dba Break Time for the purpose of a convenience store located at 1128 Oak Street, Kansas City, Missouri 64106.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the revenue in the following account of the General Fund is hereby estimated in the following amount pursuant to Diamond Food, LLC, dba Break Time lease agreement:

26-1000-071600-457500	Space Rental Charges	\$313.60
-----------------------	----------------------	----------

Section 2. That the Director of the General Services Department is authorized to execute a one (1) year lease agreement with two options to renew for one (1) year each, attached hereto in substantial form, with Diamond Food, LLC, dba Break Time.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

Tammy L. Queen
Director of Finance

Approved as to form:

Abigail Judah
Assistant City Attorney

Civil Rights & Equal Opportunity Department
Economic Equity & Inclusion
Nondiscrimination & Equal Opportunity Review Form

Date: 7/8/2025

Form Prepared By: Erica Mackey

Contract/Project Number: NA		Project Name: Diamond Food LLC, dba Break Time	
Developer/Prime: NA		Contact Information: 816-291-0531	
Final Contract Value: N/A		Project Manager: Erica Mackey	
Funding:	☐ City	☐ State	☐ Federal
Project Requirements:	☐ M/WBE	☐ DBE	☐ Section 3
Tax Incentive:	☐ LCRA	☐ TIF	☐ PIEA
Prevailing Wage:	☐ Yes	☐ No	
Davis-Bacon:	☐ Yes	☐ No	
Construction Employment Program:	☐ Yes: Workforce goals are 10% Minority & 2% Women. There are over 800 Workforce hours and project cost is \$300,000 or more. ☐ No: Workforce hours are less than 800 and project cost is less than \$300,000.		

Contracts & Leases	Nondiscrimination
Ch. 3 Article IV: <u>X</u> <u>X</u>	Ch. 38: <u>X</u> <u>X</u>
RSMo 213: <u>NA</u> <u>X</u>	Title VI: <u>NA</u> <u>X</u>
MWDBE: <u>NA</u> <u>X</u>	Prevailing Wage and Labor Standards: <u>NA</u> <u>X</u>
SLBE: <u>NA</u> <u>X</u>	RSMo 34 Anti-Discrimination Against Israel: <u>NA</u> <u>X</u>

Contract Type:

- ☐ Construction ☐ Design-Build ☐ Design Professional ☐ Professional Services
☒ General Service ☐ Concession ☐ Other Goods & Services ☐ Non-Municipal Agency
☐ Co-Operative ☐ Revenue Sharing ☐ Facilities Maintenance/Repair/Renovation
☒ Other: Property Lease

Additional Information:

Authorizing the Director of General Services to execute a one (1) year lease agreement with two options to renew for one (1) year each with Diamond Food LLC, dba Break Time for the purpose of a convenience store located at 1128 Oak Street, Kansas City Missouri, 64106.

This document is submitted with all available facts. Intentionally falsifying this document or omitting pertinent facts is grounds for disciplinary action pursuant to KCMO Human Resources Rules & Policy Manual (eff. August 4, 2014).

FOR CIVIL RIGHTS & EQUAL OPPORTUNITY DEPARTMENT (CREO) USE ONLY:**The Document is:**

☒ Approved ☐ Disapproved

Changes Needed:

Federal Provisions Included:

☐ Approved ☐ Disapproved ☒ Not Applicable

CREO Signature

DocuSigned by:

Alvaro Ontiveros

A74835E30B2E429...

Date: 7/8/2025

Comments:

Re-submitted due to updated lease amounts per EM. Reviewed and approved again 7/8.AO



LEASE AGREEMENT
[1128 Oak Street, Kansas City, Missouri]

THIS LEASE is made on this _____ day of _____ by and between the **City of Kansas City**, a Missouri constitutionally chartered municipal corporation (hereinafter called the “**Lessor**” or “**City**”), and **Diamond Food LLC, dba Break Time**, a Missouri limited liability company (hereinafter called “**Lessee**”) (Collectively, the Lessor and the Lessee may be referred to herein as the “**Parties**”). The Parties hereby agree as follows:

1. PREMISES. Lesser hereby grants to said Lessee the right to occupy and use, subject to terms and conditions hereinafter stated, the following described premises: Approximately **1479** square feet at **1128 Oak Street, Kansas City Missouri, 64106** (“**Premises**”).

2. TERM. The term of this Lease shall be for a period of one (1) year beginning _____ **2025**, and ending _____, **2026** (“**Term**”), with two (2) options to renew for one year each, subject to the provisions of this Lease Agreement.

3. RENT. During the Term, Lessee shall, pursuant to the Lease, pay a monthly rent of **One Thousand Four Hundred Thirty-Nine Dollars and Twenty cents (\$1,439.20) per month**.

The total rent due for the initial twelve (12) month Lease is **Seventeen Thousand Two Hundred Seventy Dollars and Forty cents (\$17,270.40)**. Future rental amounts due are outlined on the rent schedule attached hereto and incorporated herein as **Exhibit A**.¹

The rent shall be paid through the online payment portal available at www.kcmo.gov.

Three options for online payment:

- 1.) Enter your credit card information
- 2.) Enter your checking account information
- 3.) Set up recurring payments

(Please NOTE, you will need to create an account to use the recurring feature. A convenience fee will be charged for all online payments and paid to NCR Payments Inc. in the amount of .50 cents for e-check payment or 2 percent plus .25 cents for credit card payment. This fee is not paid to the City of Kansas City, Missouri.)

4. USE OF PREMISES. The premises shall be used for the purpose of a convenience store including the sale of hot and cold sandwiches, alcohol and tobacco products, groceries snack foods, confectionery, over-the-counter drugs, state lottery, toiletries, newspapers, magazines, and all the C-store-related items including liquor and beer sales. Tenant may purchase monthly passes in the attached

¹ In accordance with Charter Section 3-203, renewal monetary adjustments shall be increased (not to exceed 4%) to reflect the consumer price index (all items/all urban consumers/Kansas City, Missouri-Kansas) having occurred since the last preceding adjustment, as published by the United States Department of Labor, Bureau of Labor Statistics Consumer Price Index for all urban consumers. If the formulation would result in a decrease in annual rent payment, then the rent payment shall remain the same as the previous 12-month period.

garage for its employees at the discounted rate of **\$75.00 per month**. The tenant will pay all associated parking costs directly to the garage management. an office and space location for **Diamond Food LLC** and no other use unless specifically authorized by the Lessor through its Director of General Services. Lessee agrees to notify the City's Director of General Services regarding any changes in its business operations on the Premises. No party shall be deemed a third-party beneficiary of the covenants in this section.

5. ACCEPTANCE, MAINTENANCE, AND REPAIR. Lessee has inspected and knows the condition of the Premises and accepts the same in their present (subject to ordinary wear, tear, and deterioration in the event the term commences after the date hereof and to the rights of present or former occupant or occupants, if any, to remove reasonable moveable property), including the interior walls. Lessee will return the premises to the Lessor, undamaged except for reasonable wear and tear.

6. HAZARDOUS SUBSTANCES AND WASTES. Lessee agrees that it will not keep, ship to, ship from, permit, or generate any Hazardous Material on the Leased Premises without the express consent of the Lessor. "Hazardous Material" shall mean (i) "Hazardous Substances" as defined by the Comprehensive Environmental Response Compensation and Liability Act (CERCLA), 42 U.S.C. Sections 9601 et seq.; (ii) "Hazardous Wastes", as defined by the Resource Conservation and Recovery Act (RCRA), 42 U.S.C. Sections 6902 et seq.; (iii) "Hazardous Waste," as that term is defined by the Missouri Hazardous Waste Management Law, RSMO Section 260.350, et seq.; (iv) any pollutant or contaminant or hazardous, dangerous or toxic chemicals, materials or substances within the meaning of any other applicable federal, state or local law, regulation, ordinance or requirement (including consent decrees and administrative orders) relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic or dangerous waste, substance or material, all as amended or hereafter amended; (v) more than 100 gallons of crude oil or any fraction thereof which is liquid at standard conditions of temperature and pressure (60) degrees Fahrenheit and 14.7 pounds per square inch absolute, except for 2000 gallons of recycled oil used for the purpose of heating the premises; (vi) any radioactive material, including any source, special nuclear or by-product material as defined at 42 U.S.C S 2011 et seq., as amended or hereafter amended; and (vii) asbestos in any form or condition.

7. POSSESSION AT THE BEGINNING OF TERM. Lessor took possession of the premises at the commencement of the term of the Original Lease and has maintained possession during the holdover period when the Original Lease expired and the execution of this Lease.

8. QUIET ENJOYMENT. Lessor covenants and agrees that the Lessee on paying the rents and observing and keeping the covenants, agreements, and stipulations of this lease agreement, on its part to be kept, shall lawfully, peacefully, and quietly hold, occupy and enjoy said demised Premises during the demised term without hindrance, objection or molestation.

9. LESSOR'S RIGHT OF ENTRY. Lessor or Lessor's agent may enter the Premises at reasonable hours to examine the same, to do anything Lessor may be required to do hereunder or which Lessor may deem necessary for the good of the Premises and (during the last 60 days of the Lease only) to display the property to prospective tenants.

10. UTILITIES AND SERVICES. City shall pay for all building operating expenses, water, electricity and gas, unless otherwise herein expressly provided. Tenant shall provide janitorial and trash removal services on a daily basis from the interior of the Premises, but City will be responsible for the disposal from the dumpster provided in common with other tenants in the Wolf Garage. Other services such as exterior security and snow removal will be the responsibility of the City.

Lessor shall be responsible for grease trap cleaning. Lessee shall be responsible for the maintenance, repair, and cleaning of all fixtures and appliances, including vent hoods.

11. ALTERATIONS. Lessee shall not make any material alterations or additions (hereinafter "Improvements") in or to the Premises, without the prior written consent of Lessor. Such consent shall not be unreasonably withheld. Lessee shall make or cause Lessee's Contractor to make all approved improvements in accordance with all applicable Federal, State, and Local laws. Lessee desires to make certain improvements to the Premises, which are listed in **Exhibit B**. As stated above, Lessee shall attain City's written consent prior to making any improvements to the Premises, and the City shall not unreasonably withhold such consent.

12. SIGNS AND ADVERTISEMENTS. Lessee shall not put upon, nor permit to be put upon, any part of the Premises, any signs, billboards, or advertising whatever, without the written consent of Lessor's Director of General Services or their designee.

13. RECYCLING. It is the established policy of the City to promote environmentally sound business practices. Lessee agrees, where reasonable and practicable, to incorporate similar practices in its operations on the Premises including, but not limited to, encouraging recycling.

14. AMERICANS WITH DISABILITIES ACT. The Lessee agrees to comply with all provisions, where applicable, of the Americans with Disabilities Act, as amended from time to time during the course of this Lease.

15. INSURANCE: Lessee shall procure and maintain in effect throughout the duration of this Lease insurance coverage not less than the types and amounts specified in this section. In the event that additional Insurance, not specified herein, is required during the Term of this Lease, Lessee shall supply such insurance at City's cost. Policies containing a Self-Insured Retention will be unacceptable to City.

- a. Commercial General Liability Insurance: with limits of \$1,000,000 per occurrence and \$2,000,000 aggregate, written on an occurrence basis. The policy shall be written or endorsed to include the following provisions:
 1. Severability of Interests Coverage applying to Additional Insureds
 2. Contractual Liability
 3. Per Project Aggregate Liability Limit or, where not available, the aggregate limit shall be \$2,000,000.
 4. No Contractual Liability Limitation Endorsement
 5. Additional Insured Endorsement, ISO form CG2010, current edition, or its equivalent.
- b. Workers' Compensation / Statutory Employers Liability with limits of:
 1. \$100,000 per accident
 2. \$500,000 disease, policy limit
 3. \$100,000 disease, each employee

- c. Lessee agrees to carry property insurance for the leased portion of premises and shall be on a replacement cost basis. Lessee is responsible for carrying their own personal property insurance.

Lessee shall furnish certificates including required endorsements and additional insureds as described below to the Lessor for insurance as specified herein. In the event of Lessee's failure to maintain the required insurance coverage in force at all times; its failure to do so will not relieve it of any contractual obligation or responsibility. **Delivery of such certificates to Lessor shall be a condition precedent to Lessee's right to go upon the Premises.** All such insurance policies shall provide that the City and its agencies, officials, officers, and employees when acting within the scope of their authority, will be named as additional insureds for the services under this lease. All insurance must be written by companies that have an A.M. Best rating of A-V or better, and are leased or approved by the State of Missouri to do business in Missouri. They shall require ten (10) days prior written notice to both parties hereto of any reduction in coverage or cancellation.

16. DAMAGE BY CASUALTY. In case, during the term created or previous thereto, the Premises hereby let, shall be destroyed or shall be so damaged by fire or other casualties, as to become not tenantable, then in such event, at the option of the Lessor, the term hereby created shall cease, and this Lease shall become null and void from the date of such damage or destruction and the Lessee shall immediately surrender said Premises and all interests therein to Lessor and Lessee shall pay rent within said term only to the time of such surrender; provided, however, that Lessor shall exercise the such option to so terminate this Lease by notice in writing, delivered to Lessee within sixty days after such damage or destruction. In case Lessor shall not so elect to terminate this Lease, in such event, this Lease shall continue in full force and effect and the Lessor shall repair the Leased Premises with all reasonable promptitude, placing the same in as good a condition as they were at the time of the damage or destruction, and for that purpose may enter said Premises and rent shall abate in proportion to the extent the Premises are untenable and the duration of time the Premises are not tenantable. In either event, Lessee shall remove all rubbish, debris, merchandise, furniture, equipment, and other of its personal property, within ten days after the request of the Lessor. If the Leased Premises shall be slightly injured by fire or the elements, so as not to render the same not tenantable and unfit for occupancy, then the Lessor shall repair the same with all reasonable promptitude, and in that case, the rent shall not abate. No compensation or claim shall be made by or allowed to the Lessee by reason of any inconvenience or annoyance arising from the necessity of repairing any portion of the building or the Leased Premises, however, the necessity may occur.

17. SUBROGATION. As part of the consideration for this Lease, each of the parties hereto does hereby release the other party hereto from all liability for damage due to any act or neglect of the other party (except as hereinafter provided), occasioned to property owned by said parties which are or might be incident to or the result of a fire or any other casualty against which loss either of the parties is carrying insurance at the time of the loss; provided, however, that the releases herein contained shall not apply to any loss or damage occasioned by the willful, wanton, or premeditated negligence of either of the parties hereto, and the parties hereto further covenant that any insurance that they obtain on their respective properties shall contain an appropriate provision whereby the insurance company, or companies, consent to the mutual release of liability contained in this paragraph.

18. INDEMNITY AND PUBLIC LIABILITY. The Lessee shall defend and indemnify, hold harmless, protect and save the Lessor and all of its officers and employees harmless from and against any and all actions, suits, proceedings, claims and demands, loss, liens, cost, expense, including legal fees, and liability of each kind and nature whatsoever ("claims") for the injury to or death of persons or damage to property, including property owned by the Lessor and from any and all other claims whether in equity or in law asserted by others, which may be brought, made, filed against, imposed upon or sustained by the Lessor, its officers or employees, and that may, in whole or in part, arise from or be attributable to or be caused directly or indirectly by (i) any wrongful act or omission of Lessee, its officers, agents, employees, including volunteers, contractors, patrons, lessees or invitees; (ii) any violation of law, ordinance or governmental regulations or orders of any kind; or (iii) the negligent performance by the Lessee, its officers, agents, employees, including volunteers or sublessees or subcontractors of any authorized or permitted act contemplated by this Agreement; or (iv) any contaminating materials in and around the subject property.

19. DAMAGE TO PROPERTY ON PREMISES. Lessee agrees that all property of every kind and description kept, stored, or placed in or on the Premises shall be at Lessee's sole risk and hazard and that Lessor shall not be responsible for any loss or damage to any of such property resulting from fire, explosion, water, steam, gas, electricity or the elements, whether or not originating on the Premises.

20. EMINENT DOMAIN. If the Premises or any substantial part thereof shall be taken by any competent authority under the power of eminent domain or be acquired for any public or quasi-public use or purpose, the term of this Lease shall cease and terminate upon the date when the possession of said premises or the part thereof so taken shall be required for such use or purpose. If any condemnation proceeding shall be instituted in which it is sought to take or damage any part of Lessor's building or the land under it or if the grade of any street or alley adjacent to the building is changed by any competent authority and such change of grade makes it necessary or desirable to remodel the building to conform to the changed grade, either party shall have the right to cancel this Lease after having given written notice of cancellation to the other party not less than ninety (90) days prior to the date of cancellation designated in the notice. In either of said events, rent at the then current rate shall be apportioned as of the date of termination. No money or other consideration shall be payable by the Lessor to the Lessee for the right of cancellation. Nothing in this paragraph shall preclude an award being made to Lessee for loss of business or depreciation to the cost or removal of equipment or fixtures.

21. PUBLIC REQUIREMENTS. Lessee shall comply with all laws, orders, ordinances, and other public requirements now or hereafter affecting the Premises or the use thereof and save Lessor harmless from expense or damage resulting from failure to do so. Without limiting the foregoing, Lessee shall comply with the Civil Rights and Equal Opportunity Department Civil Rights and Wage Assurances attached hereto as Exhibit B and incorporated herein by reference.

22. ASSIGNMENT AND SUBLEASE. Lessee shall not assign, transfer, or encumber this Lease and shall not sublease the Premises or any part thereof or allow any other person to be in possession thereof without the prior written consent of Lessor. Lessor retains the right to withhold its consent for any assignment, transfer, or sublease for any reason whatsoever, including limiting the type of use or number of similar subleases on Premises at any given time. Any sublease of Premises must contain a subrogation provision and an indemnity provision that mirrors the language of Sections 18 and 19 of this Lease, with the Sublessee indemnifying the Lessor. Sublessee also shall require any Sublessee to obtain insurance coverage in amounts equal to those in Section 16 of this Lease and naming Lessor as

an additional insured. Lessee understands, however, that in the event of a sublease, Lessee is still responsible for complying with all terms of this Lease.

23. RECORDING. Lessee shall not, without the prior written approval of Lessor, record this Lease or cause it to be recorded. In the event that Lessee does cause it to be recorded, Lessor may terminate the Lease, upon thirty days' notice, at its sole option.

24. FIXTURES. Upon the termination of this Lease or before, the Lessor will permit the Lessee or its agents to enter the Premises and remove any and all **non-realty** items that have been contributed or consigned to the Lessee. Non-realty items are defined as items not permanently attached to the structure and removable without significant damage such as drapes, furnishings, and portable appliances.

25. SURRENDER AT THE END OF THE TERM. At the expiration of the Initial Term hereby created, or the First Renewal Term if the Lease is renewed, the Lessor or his agent shall have the right to enter and take possession of the Leased Premises, and the Lessee agrees to deliver same without process of law, and the Lessee shall be liable to Lessor for any loss or damage, including attorney's fees and court costs incurred, as a result of Lessee's failure to comply with the terms hereof.

26. HOLDING OVER. Any holding over by Lessee after the expiration of the Term, or any lawful extension thereof, shall be construed to be a tenancy from month to month at a monthly rental equal to two hundred percent (200%) of the rent payable during the last month immediately prior to the expiration of the term and shall otherwise be on the terms and conditions herein specified. Nothing herein set out shall be construed to authorize any such holding over.

27. DEFAULT. If default is made in the payment of any installment of rent on the due date thereof, or if Lessee shall default in the performance of any other agreement (other than payment of rent) in this Lease and such default (other than payment of rent), continues for ten days after written notice thereof, or if the Premises be vacated or abandoned, then in any such event this Lease shall terminate, at the option of the Lessor, and Lessor may re-enter the Premises and take possession thereof, with or without force or legal process and without notice or demand, the service of notice, demand or legal process being hereby expressly waived, and upon such entry, as aforesaid, this Lease shall terminate and the Lessor may exclude Lessee from the Premises, changing the lock on the door or doors if deemed necessary, if applicable, without being liable to Lessee for any damages or for prosecution therefor; Lessor's rights in such event may be enforced by action in unlawful detainer or other proper legal action, and the Lessee expressly agrees, notwithstanding termination of this Lease and re-entry by the Lessor that the Lessee shall remain liable for a sum equal to the entire rent payable to the end of the Term hereof and shall pay any loss or deficiency sustained by the Lessor on account of the Premises being let for the remainder of the original term for a less sum than before. Lessor, as agent for Lessee, without notice may re-let the Leased Premises or any part thereof for the remainder of the Term or for any longer or shorter period as opportunity may offer, and at such rental as may be obtained, and Lessee agrees to pay the difference between sum equal to the amount of rent payable during the residue of the Term and net rent received by the Lessor during the Term after deducting all expenses of every kind for repairs, recovering possession and reletting the same, which differences shall accrue and be payable monthly.

All property of the Lessee which is now or may hereafter be at any time during the Term of this Lease in or upon said Premises, whether exempt from execution or not, shall be bound by and subject to a lien for the payment of the rent herein reserved, and for any damages arising from any breach by the Lessee of any of the covenants or agreements of this Lease to be performed by Lessee. In the event of

default by Lessee in the payment of rent or otherwise, Lessor may foreclose the such lien and take possession of said property or any part or parts thereof and sell or cause the same to be sold, at such place as Lessor may elect, at public or private sale, with or without notice, to the highest bidder capable of paying the bid price, and apply the proceeds of said sale to pay the costs of taking possession of and selling said property, then owed toward the debt and/or damages as aforesaid. Any excess of the proceeds of said sale over said costs, debt, and/or damages shall be paid to Lessee. Any such sales shall bar any right of redemption by Lessee.

28. WAIVER. The rights and remedies of the Lessor under this Lease, as well as those provided or accorded by law, shall be cumulative, and none shall be exclusive of any other rights or remedies hereunder or allowed by law. A waiver by Lessor of any breach or breaches, default, or defaults, of this Lease hereunder, shall not be deemed or construed to be a continuing waiver of such breach or default not as a waiver of or permission, expressed or implied, for any subsequent breach or default, and it is agreed that the acceptance by Lessor of any installment of rent subsequently to the date the same should have been paid hereunder, shall in no manner alter or affect the covenant and obligation of Lessee to pay subsequent installments of rent promptly upon the due date thereof. No receipt of money by Lessor after the termination in any way of this Lease shall reinstate, continue or extend the term above demised.

29. BANKRUPTCY. Neither this Lease nor any interest therein nor in any estate hereby created shall pass to any trustee receiver in bankruptcy or to any other receiver or assignee for the benefit of creditors or otherwise by operation of law during the term of this lease or any renewal thereof.

30. NOTICE. Any notice hereunder to Lessee shall be sufficient if sent by U.S. Mail, postage prepaid, addressed to Lessee:

Diamond Food LLC, dba Break Time
Suleman Jiwani Jr
11610 w 158th terrace
Overland Park, Kansas 66221.
sfjiwani@yahoo.com
913-980-7768

Addressed to Lessor:

Manager of Real Estate
GSD – Real Estate Services
11th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106

31. COVENANTS TO RUN WITH THE PREMISES. The covenants herein contained shall run with the Premises hereby let and bind the heirs, executors, administrators, assigns, and successors of the Lessor and Lessee respectively and consent of Lessor to assignment, and acceptance of rent from the assignee of the Lessee shall not release the Lessee from their obligation to pay rent and comply with the other conditions of this Lease.

32. ENTIRE AGREEMENT. This Lease Agreement contains the entire agreement between the parties, and no modification of this Lease Agreement shall be binding upon the parties unless evidenced by an agreement in writing signed by the Lessor and the Lessee after the date hereof.

33. APPROVAL BY THE CITY COUNCIL. This Lease is not effective until ten (10) working days after approval by the City Council by way of an approved ordinance.

34. NO DISCRIMINATION. Lessee shall not discriminate and shall comply with Chapter 38 of the City Code of Ordinances and Chapter 213, RSMo. Lessee shall further comply with the Civil Rights and Equal Opportunity Departments' Civil Rights and Wage Assurances attached hereto as Exhibit C and incorporated herein by reference.

[REMAINDER OF THE PAGE INTENTIONALLY LEFT BANK]

IN WITNESS WHEREOF, each party hereto has caused this Lease to be executed on behalf of such party by an authorized representative as of the date first set forth above.

LESSEE:

**Diamond Food LLC, dba Break Time
A Kansas Limited Liability Company**

BY: _____

**Print Name: Suleman Jiwani Jr
Diamond Food LLC, dba Break Time
Manager/Owner**

Date: _____

LESSOR:

**CITY OF KANSAS CITY, MISSOURI
A Constitutionally Chartered Municipal
Corporation of the State of Missouri**

BY: _____

**Yolanda McKinzy
Director, General Services Department**

DATE: _____

APPROVED AS TO FORM

BY: _____

Abigail Judah, Assistant City Attorney

EXHIBIT A

RENT SCHEDULE

MONTH	RENT AMOUNT
INITIAL TERM August 1, 2025- July 30, 2026	
August 2025	\$1,439.20
September 2025	\$1,439.20
October 2025	\$1,439.20
November 2025	\$1,439.20
December 2025	\$1,439.20
January 2026	\$1,439.20
February 2026	\$1,439.20
March 2026	\$1,439.20
April 2026	\$1,439.20
May 2026	\$1,439.20
June 2026	\$1,439.20
July 2026	\$1,439.20
FIRST RENEWAL TERM: August 1, 2026- July 30, 2027	
August 2026	\$1,439.20
September 2026	\$1,439.20
October 2026	\$1,439.20
November 2026	\$1,439.20
December 2026	\$1,439.20
January 2027	\$1,439.20
February 2027	\$1,439.20
March 2027	\$1,439.20
April 2027	\$1,439.20
May 2027	\$1,439.20
June 2027	\$1,439.20
July 2027	\$1,439.20
SECOND RENEWAL TERM: August 1, 2027- July 30, 2028	
August 2027	\$1,439.20
September 2027	\$1,439.20
October 2027	\$1,439.20
November 2027	\$1,439.20
December 2027	\$1,439.20
January 2028	\$1,439.20
February 2028	\$1,439.20
March 2028	\$1,439.20
April 2028	\$1,439.20
May 2028	\$1,439.20
June 2028	\$1,439.20
July 2028	\$1,439.20
TOTAL: 3 YEARS (36 MONTHS)	\$51,811.20

**Civil Rights and Equal Opportunity Department
Civil Rights and Wage Assurances**

Non-discrimination in Employment. Contractor shall not discriminate against any employee or candidate for employment on the basis of an individual's race, hair texture or hair style associated with an individual's race, color, sex, religion, national origin, or ancestry, disability, sexual orientation, gender identity, age, or in any other manner prohibited by Chapter 38 of the City Code. Contractor shall not engage in any discrimination as prohibited by Chapter 3 of the City Code.

Ban the Box in Hiring and Promotion.

(a) Pursuant to Section 38-104, City Code Ordinances, Contractor shall not base a hiring or promotional decision on an applicant's criminal history or sentence related thereto, unless the employer can demonstrate that the employment-related decision was based on all information available including consideration of the frequency, recentness and severity of a criminal record and that the record was reasonably related to the duties and responsibilities of the position.

(b) Notwithstanding subsection (a), Contractor may inquire about an applicant's criminal history after it has been determined that the individual is otherwise qualified for the position, and only after the applicant has been interviewed for the position. Any such inquiry may be made of all applicants who are within the final selection pool of candidates from which a job will be filled.

(c) This provision shall not apply to positions where employers are required to exclude applicants with certain criminal convictions from employment due to local, state or federal law or regulation.

Title VI of the Civil Rights Act of 1964. Title VI of the Civil Rights Act of 1964 requires that no person in the United States shall, on the grounds of race, color, or national or origin (including limited English proficient individuals), be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance. The City of Kansas City, Missouri requires compliance with the requirements of Title VI in all of its programs and activities regardless of the funding source. Contractor shall not discriminate on the grounds of race, color, or national or origin (including limited English proficient individuals).

Quality Services Assurance Act. If this Contract exceeds \$160,000.00, Contractor certifies Contractor will pay all employees who will work on this Contract in the city limits of Kansas City, Missouri at least \$15.00 per hour in compliance with the City's Quality Services Assurance Act,

Civil Rights and Equal Opportunity Department Civil Rights and Wage Assurances

Section 3-66, Code of Ordinances or City has granted Contractor an exemption pursuant to the Quality Services Assurance Act.

Anti-Discrimination Against Israel. If this Contract exceeds \$100,000.00 and Contractor employs at least ten employees, pursuant to Section 34.600, RSMo., by executing this Contract, Contractor certifies it is not currently engaged in and shall not, for the duration of this contract, engage in a boycott of goods or services from the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel.

Affirmative Action. If this Contract exceeds \$300,000.00 and Contractor employs fifty (50) or more people, Contractor shall comply with City's Affirmative Action requirements in accordance with the provisions of Chapter 3 of City's Code, the rules and regulations relating to those sections, and any additions or amendments thereto; in executing any Contract subject to said provisions, Contractor warrants that it has an affirmative action program in place and will maintain the affirmative action program in place for the duration of the Contract. Contractor shall not discriminate against any employee or applicant for employment because of race, color, sex, religion, national origin or ancestry, disability, sexual orientation, gender identity or age in a manner prohibited by Chapter 3 of City's Code. Contractor shall:

- (a) Execute and submit the City of Kansas City, Missouri CREO Affirmative Action Program Affidavit warranting that the Contractor has an affirmative action program in place and will maintain the affirmative action program in place for the duration of the Contract.
- (b) Submit, in print or electronic format, a copy of Contractor's current certificate of compliance to the City's Civil Rights and Equal Opportunity Department (CREO) prior to receiving the first payment under the Contract, unless a copy has already been submitted to CREO at any point within the previous two (2) calendar years. If, and only if, Contractor does not possess a current certification of compliance, Contractor shall submit, in print or electronic format, a copy of its affirmative action program to CREO prior to receiving the first payment under the Contract, unless a copy has already been submitted to CREO at any point within the previous two (2) calendar years.
- (c) Require any Subcontractor awarded a subcontract exceeding \$300,000.00 to affirm that Subcontractor has an affirmative action program in place and will maintain the affirmative action program in place for the duration of the subcontract.
- (d) Obtain from any Subcontractor awarded a subcontract exceeding \$300,000.00 a copy of the Subcontractor's current certificate of compliance and tender a copy of the same, in print or

CREO Form 3
Rev. 3.22.2023



Civil Rights and Equal Opportunity Department

Civil Rights and Wage Assurances

electronic format, to CREO within thirty (30) days from the date the subcontract is executed. If, and only if, Subcontractor does not possess a current certificate of compliance, Contractor shall obtain a copy of the Subcontractor's affirmative action program and tender a copy of the same, in print or electronic format, to CREO within thirty (30) days from the date the subcontract is executed.

City has the right to take action as directed by City's Civil Rights and Equal Opportunity Department to enforce this provision. If Contractor fails, refuses or neglects to comply with the provisions of Chapter 3 of City's Code, then such failure shall be deemed a total breach of this Contract and this Contract may be terminated, cancelled or suspended, in whole or in part, and Contractor may be declared ineligible for any further contracts funded by City for a period of one (1) year. This is a material term of this Contract.

Compliance with Laws. Contractor shall comply with all federal, state and local laws, ordinances and regulations applicable to the work and this Agreement. Contractor shall maintain in effect all the licenses, permissions, authorizations, consents and permits that it needs to carry out its obligations under this Agreement.

Prevailing Wage. If the Agreement exceeds \$75,000.00 and any of the Services performed by Contractor includes construction, reconstruction, improvement, enlargement, alteration, painting and decorating, or major repair, that is subject to the Missouri Prevailing Wage Law (Section 290.210, RSMo – 290.340, RSMo), Contractor shall immediately notify the City prior to performing Services so the parties can execute an agreement that incorporates, the appropriate Wage Order. Contractor shall comply with all requirements of Section 290.210, RSMo – 290.340, RSMo even if Contractor fails to notify the City.



JOURNAL ID:

AMOUNT

TOTAL

—

DATE _____

7/8/2025



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250652

Submitted Department/Preparer: General Services

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

Authorizing the Director of General Services to execute a one (1) year lease agreement with two options to renew for one (1) year each with **Diamond Food LLC, dba Break Time**

Discussion

Diamond Food LLC, dba Break Time operates during peak civic hours aligning perfectly with the schedules of city employees, downtown workers, and visiting constituents. This offers a unique opportunity to serve a high-density, high-need area with essential goods and services.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
General Fund - 26-1000-071600-457500 City Property and Acquisition
\$313.60
3. How does the legislation affect the current fiscal year?
This will add \$313.60 in income FY26
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Yes, it impacts the revenue for Fiscal Year 2025-26
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Yes, the legislation will generate revenue for Fiscal Year 2025-2026.

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?
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☒ Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
 - ☐ Engage in workforce planning including employee recruitment, development, retention, and engagement.
 - ☐ Foster a solutions-oriented, welcoming culture for employees and City Partners.
 - ☐
 - ☐
 - ☐

Prior Legislation

N/A

Service Level Impacts

This legislation provides a consistent revenue to the city in convenience sales and services to the downtown area, city employees and local citizens.

Other Impacts

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

This legislation will provide food services and drinks that would not otherwise be easily accessible to city employees, downtown citizens and guests of the city of KCMO.

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

Yes

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

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

Click or tap here to enter text.

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.

Yes - I have submitted documents for CREO Review (Press tab after selecting)
Please attach or copy and paste CREO's review.

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)

ORDINANCE NO. 2506522

Sponsor: Director of General Services

Authorizing the Director of General Services to execute a one (1) year lease agreement with two options to renew for one (1) year each with **Diamond Food LLC, dba Break Time** for the purpose of a convenience store located at 1128 Oak Street, Kansas City Missouri, 64106.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the revenue in the following account of the General Fund is hereby estimated in the following amount pursuant to **Diamond Food LLC, dba Break Time** lease agreement:

26-1000-071600-457500	Space Rental Charges	\$313.60
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Section 2. That the Director of the General Services Department is authorized to execute a one (1) year lease agreement with two options to renew for one (1) year each, attached hereto in substantial form, with **Diamond Food LLC, dba Break Time**. for the purpose of a convenience store beginning September 1, 2025, and ending August 31, 2026.

Approved as to form:

Abigail Judah
Assistant City Attorney



File #: 250711

ORDINANCE NO. 250711

Sponsor: Mayor Quinton Lucas

Enacting a new Chapter 52, Code of Ordinances, containing Sections 52-1 to 52-9 to provide for the regulation of surface parking lots in the City's entertainment districts and Central Business District Area, 18th & Vine, the Country Club Plaza, Westport and Crossroads, and providing for a delayed effective date.

WHEREAS, the City recognizes that unsecured "Surface Parking Lots" are locations where occurrences of crime are more likely, including acts of violence, vandalism of vehicles, theft of vehicles or property inside vehicles, disorderly conduct, and other threats to the security of persons and property;

WHEREAS, safety and security of visitors to the City's entertainment districts and other areas including the Central Business District Area, 18th & Vine, Country Club Plaza, Westport and Crossroads is important to the continued viability of these districts and Kansas City;

WHEREAS, the City further recognizes that thefts from vehicles constitute a significant source of illegal firearms, a serious problem that contributes to violent crime in Kansas City;

WHEREAS, this problem is particularly acute in areas that attract large numbers of visitors, attendees at special events, conventions, patrons of bars and restaurants, and in districts with high population or employment density;

WHEREAS, research and experience demonstrate that unsecured surface parking lots lacking adequate lighting, fencing, surveillance, or management oversight create conditions that invite criminal activity and decrease the perception of safety for patrons and surrounding communities;

WHEREAS, calls for service at unsecured surface parking lots, including thefts, assaults, and shootings, place a significant strain on limited public safety resources and divert law enforcement from proactive crime prevention efforts; and

WHEREAS, instituting permit requirements for all properties defined as "Surface Parking Lots," and providing greater oversight of the issuance and renewal of permits for such facilities, is likely to significantly reduce the threat to health, safety, and security of parking patrons and the public; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 52, Code of Ordinances, is hereby enacted to read as follows:

Sec. 52-1. Title of chapter; delegation of duties by director of city planning and development.

(a) This chapter shall be known as the surface parking lot code and may be cited as such.

(b) Responsibilities of the director of city planning and development under this chapter may be performed by authorized representatives of the director.

Sec. 52-2. Purpose and scope of chapter.

(a) The purpose of this chapter is to provide minimum standards to safeguard life, health, property and public welfare by regulating and controlling the permitting of all surface parking lots within the city.

(b) The regulations of this chapter are not intended to permit any violations of the zoning ordinance or any other applicable ordinances.

Sec. 52-3. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

18th and Vine means the area bounded by 17th Terrace on the north, Woodland on the east, 19th Street on the south, and Paseo Boulevard on the west.

Central Business District Area means the area generally described as the area between the Missouri River on the north, Broadway on the west, Holmes on the east and Pershing Road on the south. The Central Business District Area includes the public areas on both sides of the named boundaries.

Country Club Plaza means the area of the city included within the following general boundaries: Summit Street, Jefferson Street, and Pennsylvania Avenue on the west; W 47th Street, W 46th Street, and W 46th Terrace on the north; Broadway, Wyandotte Street, and JC Nichols Parkway on the east; and Ward Parkway on the south and more specifically portrayed by Exhibit A in Section 88-810-395.

Crossroads Area means the area of the city included within the following boundaries: Truman Road on the north, Troost Avenue on the east, the Kansas City Terminal Railway tracks on the south, and by Broadway Avenue between Truman Road and Southwest Boulevard and by Interstate 35 between Southwest Boulevard and the Kansas City Terminal Railway tracks on the west.

Director means the director of the department of city planning and development unless the context clearly indicates otherwise.

Entertainment District means an urban mixed-use project containing not less than 200,000 gross leasable square feet of space intended for retail, entertainment, shopping and restaurant purposes, all within 2500 feet of a convention facility owned or operated by the City within an area designated as a development area under Sections 99.915-99.980, RSMo, and which is zoned as an urban redevelopment district (URD) or a project within an area designated as a redevelopment area under Section 99.800-99.865, RSMo, containing a multipurpose arena with approximately 18,000 to 20,000 seats.

Motor vehicle means an automobile, truck, motor scooter, motorcycle, motor tricycle or any other self- propelled motor vehicle.

Owner means any person, partnership, limited liability company, corporation, or other firm, or governmental agency properly regulated by the city that alone, or jointly or severally with others:

- (1) Shall have legal title to any building, structure or parcel of ground, or part thereof with or without accompanying actual possession thereof; or
- (2) Shall have charge, care or control of any building, structure or parcel of ground, or part thereof, as agent, employee or personal representative of the person or entity having legal title to the building or structure, or part thereof.

Security incident means any incident on the premises of a Surface Parking Lot that results in criminal harm to any person, vandalism of vehicles, theft of vehicles or property inside vehicles, discharging of firearms, or any other incidents that threaten the health, safety, and welfare of the public.

Security lighting means artificial lighting producing a minimum of 2.0-foot candles in horizontal luminance and 1.0-foot candles in vertical luminance, and a maximum to minimum uniformity ratio of 5:1.

Surface parking lot means any plot, piece, or parcel of land that has no building or structure above, and upon which a business is conducted of storing motor vehicles for a fee. This includes all spaces, aisles, access drives and landscaped areas. Surface parking lots may be exempt from the requirements in this chapter if they meet (1), (2) and (3) or if they solely meet (4):

- (1) No fee charged to park; and
- (2) The lot is adjacent to a business establishment; and

- (3) The lot is provided for the exclusive use and convenience of persons doing business with the adjacent establishment or
- (4) If the lot is continuously monitored (no less than twenty-four hours per day) by on-site security personnel or by closed-circuit video monitoring carried out in real time by security personnel located at a security station i) that is located within the 911 service area of the City, ii) that is located within a facility whose security technologies have received Certification by the United States Department of Homeland Security under the Support Anti-Terrorism by Fostering Effective Technologies Act (the “SAFETY Act”) and iii) that contains sufficient equipment and connection to immediately engage the 911 system or other direct emergency dispatch system implemented by the Kansas City Police Department shall be deemed to be in compliance with the requirements for surface parking lots set forth in this chapter.

Westport Area means the area of the city bounded by the following described perimeter: beginning at the intersection of W. 43rd Street and Madison Avenue, then north along Madison Avenue and Southwest Trafficway, then east along W. 40th Street, then north along Washington Street, then east along W. 39th Street, then south along Baltimore Avenue, then southwest along Archibald Street, then southeast along Central Street, then south along Baltimore Avenue, then west along W. 43rd Street to the point of beginning.

Sec. 52-4. Permit required in entertainment districts and other areas.

(a) No person, firm or corporation shall operate or maintain a surface parking lot in an Entertainment District, the Central Business District Area, 18th and Vine, Country Club Plaza, the Crossroads Area or the Westport Area without first obtaining a surface parking lot permit from the director.

(b) A surface parking lot permit shall be required for each surface parking lot location, even a location within another business operation. This permit shall be in addition to any other permit or license required by other local, state, or federal government agencies. No permit shall be issued for any business seeking to operate at a location prohibited by any applicable local, state, or federal law, statute, ordinance, rule, or regulation. Every individual, firm, corporation, partnership, organization, or association holding a surface parking lot permit as required under this chapter shall post the permit in a conspicuous place and manner on the premises.

(c) The director may waive one (1) or more of the surface parking lot requirements described in this section if he concludes that the parking lot owner can show that the requirements impose a hardship due to an inability to make reasonable use of the property for parking, or impose a hardship on adjacent properties, or that they eliminate access to a public right-of-way. The director may rescind this waiver if facts arise that reasonably affect their conclusion. Hardship should be unique to the affected parking lot, not just due to ordinary inconvenience, difficulty, or maximizing the number of parking spaces, and should not generally apply to other properties.

(d) Notwithstanding any provision to the contrary, any property owner or lessee, may apply for a temporary construction surface parking lot permit for a property that is temporarily being used for parking in connection with an adjacent construction project, as determined by the director, for which a valid building permit with an estimated cost greater than three hundred thousand dollars (\$300,000.00) has been issued. Such temporary construction surface parking lot permits shall be valid for six (6) months at a time and can be renewed up to two (2) times during active construction of an adjacent project. In no event can a temporary construction surface parking lot be permitted for longer than a total of eighteen (18) months unless the director approves an extension. The application for a temporary construction surface parking lot permit must address and meet the requirements outlined in Section 52-5(b)(9) – (12). The temporary construction surface parking lot permit shall expire thirty (30) days after substantial completion of the construction project

Sec. 52-5. Permit application.

(a) Application for a surface parking lot permit may be made by the person intending to operate the surface parking lot upon forms furnished by the director and shall set forth the following information:

- (1) The name under which, and the place where, the surface parking lot is to be operated;
- (2) Whether the applicant is an individual, partnership or corporation; if an individual, the name and business and residence of the applicant; if a partnership, the name and business and residence address of each partner; if a corporation the name, date and state under which such corporation was organized, the names and business addresses of the officers, manager-in-charge, and directors thereof;
- (3) Whether the premises are owned or leased by the applicant, and if leased, the name and residence and business address of each owner or partner thereof;
- (4) The vehicle capacity and hours of operation of the surface parking lot;
- (5) The hours, if any, during which an attendant will be on duty, and any other information deemed necessary by director and not inconsistent with this chapter;
- (6) The signature(s) of the owners of the property, the signature(s) of the lessors of the property, and the signature(s) of the parking lot operators must appear on the application;
- (7) Documentation describing how all of the requirements in Section 52-5.A Surface parking lot requirements will be addressed.

(b) Permit applications must include a site plan and/or other documentation to demonstrate compliance with the following requirements:

- (1) A perimeter fence extending along abutting public streets/alleys between every vehicle entry/exit and pedestrian ingress/egress opening. Vehicle entry/exit must be no wider than twenty (20) feet each. Pedestrian ingress/egress must be no wider than six (6) feet. Perimeter fences must have a height of at least four (4) feet, open at least eighty (80) percent (i.e., no more than twenty (20) percent opaque), and constructed of aluminum, steel or other decorative metal. Other permitted options shall include a continuous masonry barrier, or bollards spaced no more than twelve (12) inches apart, or landscaped mounds. Permitted options must be at least three (3) feet in height and capable of deterring trespassing vehicles and pedestrians.
For any new surface parking lot constructed after the effective date of this chapter, or any existing surface parking lot that currently has no perimeter fence in compliance with this chapter, no chain link fencing is permitted along any public street or alley except for temporary lots adjacent to an active construction project. No additional barrier higher than six inches is allowed along or adjacent to a perimeter fence.
- (2) No surface parking lot may operate outside of hours of operation approved by the Director.
- (3) Landscaping shall be free of weeds, trash and debris and be well maintained at all times.
- (4) Paving and striping must be in good condition.
- (5) Security lighting must be present and functioning during all non-daylight hours. A perimeter fence extending along abutting public streets/alleys between every vehicle entry/exit and pedestrian ingress/egress opening.
- (6) Surfaces shall be free of potholes, large cracks, and standing water.
- (7) Signage must have the address of the surface parking lot, the hours of operation for the surface parking lot, the phone number of its management company and/or owner, and the amount to be charged for parking. A local contact must be provided, in addition to the address and phone number of any out-of-town owner/operator.
- (8) The property owner/lessee must have an occupancy permit and a business license. The occupancy permit will list the approved hours of operation.
- (9) All lots must be cleaned of trash, glass, and other debris before opening the following day. An owner, operator, or lessee applying for a temporary construction surface parking lot permit is not required, for the purposes of a temporary permit, to meet requirements 2, 3, 4, 5, 6, 7, 8, 9, and 10.

- (10) The property owner/lessee must provide a certificate of insurance showing at least one million dollars (\$1,000,000.00) of commercial general liability insurance (updated copy sent to the Building Division annually).
- (11) Security video surveillance system capable of producing retrievable images and videos, and positioned to view the surface parking lot's points of vehicular entrance, exit, and able to view all parked vehicles.
- (12) Entry and exit by vehicles shall only be possible: a) when an attendant on duty allows entry or exit, or b) by means of a security access gate system that restricts unauthorized entry and exist, whether or not connected to automated payment system.

(c) Each permit application must be reviewed by the Kansas City Police Department to evaluate the adequacy of security measures to be implemented.

Section 52-6. Permit issuance, denial or revocation.

(a) *Fee.* The fee for a surface parking lot permit application is \$110.00.

(b) *Revocation or denial of renewal.*

- (1) The director may revoke an existing permit or deny renewal of a permit if any of the following deficiencies or conditions exist:
 - a. The property is included on the City's list of nuisance properties.
 - b. The surface parking lot is not being operated in compliance with the surface parking lot requirements described in Section 52-5.
 - c. The physical improvements to the surface parking lot have deteriorated or are damaged and no longer function properly.
- (2) If any of the above deficiencies or conditions have been determined to exist by the director, a letter of warning shall be sent to the permit holder for the surface parking lot no later than thirty (30) days prior to a proposed revocation or denial of renewal of the permit. In the event that the permit holder fails to adequately address the deficiencies or conditions described in the letter of warning, the director shall hold an administrative hearing to determine if the permit shall be revoked or renewal should be denied.
- (3) If a permit is revoked by the director, the permit holder may not apply for a new permit for the same surface parking lot for a period of three (3) months.

(c) *Appeal*. If the director revokes a permit or denies a new or renewal application, such permittee or applicant may appeal such decision to the building and fire codes board of appeals in the manner provided in Section 18-12.

Sec. 52-7. Inspections.

(a) *Annual inspection*. The director shall make or cause to be made an inspection at least once a year of every surface parking lot. The director is hereby empowered to make such inspections, to appoint designated inspectors to make said inspections, and all surface parking lots shall be open to the inspections of the director or their designee(s), as well as any member of the police department, at any time during the hours allowed by business and other reasonable times. The director shall maintain a record of security incidents taking place on the lot and include it with the inspection report.

(b) *Fee*. The fee for an annual inspection is \$50.00. Parking lots having more than twenty (20) spaces shall be charged an additional inspection fee for each twenty (20) spaces or portion thereof. A fee of \$50.00 shall be charged for each additional inspection required.

Sec. 52-8. Authority to prescribe additional rules and regulations.

The director shall have the power to promulgate regulations as may be necessary and feasible for the carrying out the intent of this chapter that are not inconsistent with the other provisions of this chapter. The rules and procedures shall be in writing and kept on file in the office of the director. In addition, all current surface parking lot permit holders will be promptly notified by certified mail and email of any changes.

Sec. 52-9. Enforcement of chapter.

(a) *Violations; penalty*. It shall be unlawful for any owner to operate or maintain any surface parking lot without a surface parking lot permit. Upon conviction thereof, such person shall be punished by a fine of not more than \$500.00, imprisonment for not more than six months, or both such fine and imprisonment. Each day a surface parking lot is operated in violation of this chapter or any provision thereof shall constitute a separate offense.

(b) *Appeals*. Any decision of the director in the enforcement of this chapter shall be subject to appeal to the building and fire codes board of appeals in the manner provided in Section 18-12.

(c) *Right of entry*. Whenever necessary to make an inspection to enforce any of the provisions of this chapter, or whenever the director has reasonable cause to believe that there exists any condition which makes the surface parking lot unsafe, dangerous or hazardous or there exists a violation of this chapter, the director may enter upon the premises at all reasonable times to inspect or to perform any duty imposed upon the director, provided that the director shall first request entry to inspect any area not properly open to the director.

Section 2. This ordinance will be effective nine (9) months after its passage.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250711

Submitted Department/Preparer: City Planning

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

Enacting a new Chapter 52, Code of Ordinances, containing Sections 52-1 to 52-9 to provide for the regulation of surface parking lots in the City's entertainment districts and Central Business District Area, 18th & Vine, the Country Club Plaza, Westport and Crossroads, and providing for a delayed effective date.

Discussion

This resolution enacts a new Chapter 52, Code of Ordinances, which institutes permitting requirements for properties defined as "Surface Parking Lots" in entertainment districts, Central Business District Area, 18th and Vine, the Country Club Plaza, Westport, and the Crossroads Arts District.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
This resolution has no fiscal impact
3. How does the legislation affect the current fiscal year?
This resolution has no fiscal impact
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
This resolution has no fiscal impact
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This resolution has no fiscal impact

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)

Resolution has no 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?
Public Safety (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Engage the community and community partners to reimagine the system of public safety with a focus on evidence-based approaches for crime prevention, treatment of mental health, emergency response time, and the criminal justice system.
 - ☒ Focus on violence prevention among all age groups, placing an emphasis on youth.
 - ☐ Increase fairness, justice, and responsiveness of our municipal criminal justice system to support the best possible outcome for offenders and victims of crime.
 - ☐ Reduce recidivism through prevention, deterrence, including detention, and re-entry services.
 - ☐ Enhance employee recruitment, succession planning, and retention in the police and fire departments with a continued emphasis on diversity.
 - ☐

Prior Legislation

N/A

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
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
N/A

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

Click or tap here to enter text.

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:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 250797

RESOLUTION NO. 250797

Sponsor: Councilmember Melissa Robinson

RESOLUTION - Adopting the Kansas City Global Music Strategy as the policy of the City of Kansas City to guide the City in the advancement of Kansas City's music economy.

WHEREAS, the United Nations Educational, Scientific and Cultural Organization ("UNESCO") designates cities around the world on a biennial basis as culturally significant to join the UNESCO Creative Cities Network (the "UCCN"); and

WHEREAS, the City was so designated by UNESCO and became the first and only UCCN City of Music in the United States on November 16, 2017; and

WHEREAS, Creative City KC, Inc. is a nonprofit organization, registered with the State of Missouri, and the official focal point organization under UNESCO established to develop, implement, manage, and sustain Kansas City's membership in the UNESCO Creative City Network; and

WHEREAS, Creative City KC, Inc. was tasked with creating a Global Music Economic Development Strategy to strengthen Kansas City's music economy, connect Kansas City musicians with global opportunities, and create local opportunities for economic growth; and

WHEREAS, Creative City KC, Inc. has worked for the past seven years to establish Kansas City's leadership in the UCCN, which currently has 350 member cities around the world; and

WHEREAS, Council adopted Resolution No. 220933 on December 1, 2022, directing the City Manager to develop a funding plan to designate approximately \$425,000.00 to support the City's membership in the UCCN and the implementation of Creative City KC, Inc.'s Global Music Economic Development Strategy; and

WHEREAS, the City has contracted with Creative City KC, Inc. to support the development of Kansas City's international brand as a member of the UCCN, including developing a Global Music Economic Development Strategy; and

WHEREAS, Creative KC, Inc. presented its Kansas City Global Music Strategy to the City Council at the October 31, 2024, Business Session; and

WHEREAS, the Council desires to adopt, implement, and utilize the Kansas City Global Music Strategy to guide the City in the advancement of Kansas City's music economy; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the Kansas City Global Music Strategy, a copy of which is available in the City Manager's Office, is hereby adopted to guide City policies in the advancement of Kansas City's music economy consistent with applicable law.

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Resolution 250797

Submitted Department/Preparer: Mayor/Council's Office

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

Adopting the Kansas City Global Music Strategy as the policy of the City of Kansas City to guide the City in the advancement of Kansas City's music economy.

Discussion

The United Nations Educational, Scientific and Cultural Organization ("UNESCO") designates cities around the world on a biennial basis as culturally significant to join the UNESCO Creative Cities Network (the "UCCN"); and

The City was so designated by UNESCO and became the first and only UCCN City of Music in the United States on November 16, 2017; and

Creative City KC, Inc. is a nonprofit organization, registered with the State of Missouri, and the official focal point organization under UNESCO established to develop, implement, manage, and sustain Kansas City's membership in the UNESCO Creative City Network; and

Creative City KC, Inc. was tasked with creating a Global Music Economic Development Strategy to strengthen Kansas City's music economy, connect Kansas City musicians with global opportunities, and create local opportunities for economic growth; and

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The City has contracted with Creative City KC, Inc. to support the development of Kansas City's international brand as a member of the UCCN, including developing a Global Music Economic Development Strategy; and

Creative KC, Inc. presented its Kansas City Global Music Strategy to the City Council at the October 31, 2024, Business Session; and

The Council desires to adopt, implement, and utilize the Kansas City Global Music Strategy to guide the City in the advancement of Kansas City's music economy;

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
n/a
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.
n/a
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
n/a

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)

n/a

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

Click or tap here to list prior, related ordinances/resolutions.

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?
Click or tap here to enter text.
2. How have those groups been engaged and involved in the development of this ordinance?
Click or tap here to enter text.
3. How does this legislation contribute to a sustainable Kansas City?
Click or tap here to enter text.
4. Does this legislation create or preserve new housing units?

Please Select (Press tab after selecting)

Click or tap here to enter text.

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.

Please Select (Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)

Kansas City Global Music Strategy



Creative City KC

City of Music

Member of the UNESCO Creative Cities Network

Kansas City, MO USA

June 2025

Creative City KC Inc.

UNESCO City of Music



Introduction

Creative City KC has developed this Global Music Strategy with the City of Kansas City Missouri to advance Kansas City's music economy.

Creative City KC, Inc. is the founding organization that established and maintains Kansas City's membership in the UNESCO Creative Cities Network. As a member of the **UNESCO Creative Cities Network** and the only City of Music in the United States – we are actively working to grow our creative industries.

The following Goals and Strategies were presented to the Mayor and City Council of the City of Kansas City Missouri on October 31, 2024 – World Cities Day. The purpose of this strategy is to shift the culture within the city and City Hall to better support key aspects of our music economy and to build the music ecosystem from the inside out.

Kansas City has many amazing musicians, music educators, producers, venues, music businesses, instrument makers, and cultural assets. This Music Strategy recognizes Kansas City music history while focusing on musicians as keepers of a living heritage and creative legacy.

Music and sound often play second fiddle to design and visual arts in Kansas City. This strategy and the goals described herein aim to raise public awareness and appreciation for Kansas City musicians and our music economy.

We are open to your input and participation. Please review the Goals and Strategies and provide feedback to Creative City KC.

You can email us at:

Executive Director Anita Dixon-Brown, creativecitykc@gmail.com

Co-founder, Dr. Jacob Wagner, wagnerjaco@umkc.edu

Thank you!



Music Strategy Goals

for Kansas City, Missouri

- 1. Grow Awareness of Kansas City's Membership in the UNESCO Creative Cities Network as the first City of Music in the U.S.**
- 2. Enhance Music Educational Opportunities**
- 3. Strengthen Kansas City's Music Infrastructure**
- 4. Preserve Kansas City's Musical Legacy as Cultural Heritage**
- 5. Include Music and Culture in Public Policy for Well-Being and Public Good**
- 6. Promote Gender Equity in Music and the Creative Economy**
- 7. Improve Data and Information Technology for Kansas City's Music Economy**
- 8. Incorporate Music into Neighborhoods and Placemaking**

Goal #1: GROW AWARENESS OF KANSAS CITY'S MEMBERSHIP IN THE UNESCO CREATIVE CITIES NETWORK AS THE FIRST UNESCO CITY OF MUSIC IN THE UNITED STATES

Build public awareness of Kansas City's prestigious designation as the United States' first UNESCO Creative City of Music.



1.1 Enroll the City of Kansas City, Missouri's Department of Communications, Visit-KC, the Film Office, and other city agencies to publicly promote Kansas City's membership in the UCCN. Promote musicians and the creative industries as economic drivers and leverage the UNESCO brand for international business success.

1.2 Promote *the Kansas City Sound* – from the historical roots of gospel, ragtime and blues – to the modern music of Kansas City Swing and Bebop - to living legacy of the 21st century and beyond. Focus on the innovators and entrepreneurs who develop the music, and the places and communities where the music lives.

1.3 Promote UNESCO's *Mondiacult Declaration*ⁱ and the *Braga Manifesto*ⁱⁱ to grow support for culture – and music, as a public good in Kansas City. Recognize Kansas City's international reputation at home and use international strategies and tools to build a sustainable urban economy.

1.4 Invite local, national and international audiences to attend Kansas City's annual International Day of Jazz concert as part of Kansas City's regular calendar of cultural events to promote and sustain tourism, increase performance opportunities for local jazz musicians, and offer educational opportunities through a youth – education component – and include area high school bands to participate.

1.5 Promote and implement the 17 UN Sustainable Development Goals within city agencies and through city polices: <https://sdgs.un.org/goals>



Goal #2: ENHANCE MUSIC EDUCATIONAL OPPORTUNITIES

Increase access to music education and learning opportunities across the life cycle.

2.1 Increase equitable access to music education and learning opportunities through partnerships with local music educators, music schools, institutes, as well as performing groups that offer music lessons and workshops.

2.2 Leverage funding from the Department of Labor's Apprenticeship Program to create workforce development and career education opportunities through the American Music Apprenticeship Program (AMAP).ⁱⁱⁱ

2.3 Bridge music education with international language and cultural competency by leveraging Kansas City's international and cultural community-based organizations to prepare Kansas City youth and musicians for overseas performance and career opportunities linked to international business.

2.4 Promote the Film and Music Workshop with Creative City KC and Foresight Entertainment as an annual event to educate students aspiring to enter the creative industries on "behind the scenes" occupations. Utilize the State of Missouri Film Tax Credits, and the City's Film Office to promote and grow opportunities for women and other underrepresented groups with limited access to educational opportunities in the creative industries.

2.5 Coordinate learning and knowledge exchange opportunities between among the Sister Cities, the Ethnic Enrichment Commission, Global Ties, IRC, the World Trade Center, and related international organizations based in Kansas City.



Goal #3: STRENGTHEN KANSAS CITY'S MUSIC INFRASTRUCTURE

Grow the Music Economy by investing in the infrastructure necessary to support and strengthen the Music Sector.

3.1 Develop and adopt a Fair Pay for Publicly Supported Gigs within the City of Kansas City, Missouri, focused on live musical performances for events paid for with public funds (such as NTDF) and gigs at City-run facilities (such as the Blue Room and GEM Theater). Work with the musicians, venues and NTDF stakeholders to develop and review the policy.

3.2 Review local hiring policies at city facilities, hotels, convention centers, entertainment groups, and agencies to increase the employment of local music and musicians. Work with local musicians to raise the visibility of local musicians as performing artists for hotels and other organizations that regularly hire musicians.

3.3 Work with the AFL-CIO local representatives to strengthen the historic Local 34-627 Union (est. 1899) to increase the benefits of membership and grow the union locally. Work with the AFL-CIO to rebuild the musicians' union. This effort can help provide more affordable health insurance and other related benefits for local musicians interested in becoming union members.

3.4 Provide professional development training for musicians from local, national, and international experts from across the music and creative industry spectrum.

3.5 Build local capacity in the music industry through investment in infrastructure and human capital – access to music technology, space for rehearsals, and production. Address opportunities for licensing, publishing, production, public events, and streaming.

3.6 Develop systems for shared business development and small business success among musicians as entrepreneurs. Work with KC BizCare, the Kauffman Foundation, and other local stakeholders in this area of economic development to support music industry development.

3.7 City Hall should engage musicians and creatives through a musician-in-residence program that allows the city to include composers or other music industry professionals in creative approaches to city events, meetings, and other opportunities.



Goal #3: STRENGTHEN KANSAS CITY'S MUSIC INFRASTRUCTURE [cont'd]

3.8 Recognize and support musicians as entrepreneurs. Work with City agencies such as KCBizCare office, the Kauffman Foundation, KC SourceLink, UMKC Center for Neighborhoods, Alt-CAP, and other creative economy advocates to build programs that support musicians as small businesses and creative entrepreneurs.

3.9 Grow support from Kansas City and the State of Missouri to invest in the foundation for live music performance, musical entrepreneurship, and the growth of music production and live music performance in the region.

3.10 Increase access to live music in neighborhoods – including venues and public spaces, through strategic use of the NTDF fund and other public resources. Leverage private dollars to build capacity and sustain the local music economy. Work with neighborhood organizations and local venues to grow areas of the city through investment in music.

3.11 Promote live music performances in public spaces and look at opportunities to develop this aspect of the music economy, especially in advance of large events, festivals, and celebrations.



Goal #4: PRESERVE KANSAS CITY’S MUSICAL LEGACY AS A TANGIBLE, INTANGIBLE, AND DIGITAL HERITAGE.

Promote awareness and appreciation of the Kansas City’s legacy of musical innovation – from the historical roots in gospel, ragtime, and the blues – through the modern innovations of swing, bebop and big band – to the cutting-edge innovations of today’s musicians.

4.1 Recognize the historical significance of the founders of Local 627 and modern Kansas City musicians, through new approaches and partnerships that will sustain the living heritage of Kansas City music and make it accessible to youth and the general public.

4.2 Promote Kansas City Swing, Bebop and Modern Jazz through new partnerships that celebrate music as a performing art - and the preservation of Kansas City music as tangible, intangible and digital heritage of global significance.

4.3 Recognize and protect local jazz landmarks and leverage UNESCO as a recognized global cultural brand that promotes authentic local culture and heritage. Protect local musical landmarks – such as where jazz musicians lived, practiced, played, and prayed – beyond 18th and Vine and existing historical landmarks. Integrate jazz history and heritage into the local preservation initiatives and neighborhood development.

4.4: Engage national partners to support the Congressional ratification of UNESCO’s Convention for Safeguarding Intangible Cultural Heritage of Humanity.

4.5 Engage UNESCO to recognize Kansas City Swing and Bebop as UNESCO Intangible Heritage of global significance and outstanding universal value.

4.6 Work with local historical archives and institutions, such as the Kansas City Museum, Bruce R. Watkins Center, and the Marr Sound Archive at UMKC, to develop broader awareness, and appreciation of the importance of Kansas City’s musical heritage.



Goal #5: INCLUDE MUSIC AND CULTURE IN PUBLIC POLICY FOR WELL-BEING AND PUBLIC GOOD

Recognize the power of music to increase public safety and build a culture of peace.

5.1 The City Council and Mayor should Review and Adopt [UNESCO's Mondiacult Declaration^{iv}](#) and the *Braga Manifesto^v* to grow support for culture – and music, as a public good in Kansas City.

5.2 Reduce public policies that are a barrier to the growth and health of the local music economy. For example – review the Dance Hall Ordinance and other policies that may hinder or prevent the growth of the local music economy.

5.3 Leverage local and state investment in Major Sporting Events (FIFA2026) and other Major Events for local benefits for tourism through community watch parties, and other gatherings at the neighborhood scale that promote paid performances by local musicians.

5.4 Build opportunities for musicians to better understand and influence public policy through residencies, positions on Boards and Commissions, and direct involvement in policies and programs.

5.5 Implement a Citywide Marketing and Music Policy Strategy.

5.6 Engage City Planning and other agencies to review city policies and their impact on the local music economy. Review the zoning code, the Dance Hall Licensing process, and other policies that may create barriers to the growth of the local music economy.

5.7 Review affordable housing policies to include the musician's occupation as consideration for application acceptance and rent subsidy.

5.8 Leverage Kansas City as a regional center for healthcare to build a healthy music economy in Kansas City. Build upon the existing legacy of organizations that promote healthy musicians – such as the Midwest Music Foundation, the CODA Jazz fund, and other similar organizations.

5.9 Support music as healthcare, music therapy, and the mental health impacts of live music. Local musicians are leading already in this area of health innovation, including Brian Kennedy (hits to healing), and Art as Mentorship's programs with the World Health Organization (WHO) and Arts for Everybody.



Goal #6: GENDER EQUITY IN MUSIC AND THE CREATIVE ECONOMY

Promote women in leadership with the Music Economy

6.1: Promote women in leadership with the Music Economy. Increase access for girls and young women through inclusive music programs and education.

6.2: Promote the use of SDG Goal 5: Gender Equality through key initiatives and programs – such as the Key Change Program – Gender Equality in Music Industry and the production of the EQ Equalizer Project in Kansas City (2025) which promotes the storytelling of women as creatives.

6.3: Utilize the Film and Music Workshop with Creative City KC and Foresight Entertainment to provide opportunities for women in the creative industries. Develop programs and workshops to highlight Women in Film, Media, and Music in the Kansas City region and promote growth opportunities for women in film and music

Kansas City has a long history of leadership by women in music, from the early pioneers to the modern greats. The legacy of these women and the tradition of the Kansas City Women's Jazz Festival (1978-1985) should be more than an interesting historical footnote. **Kansas City's membership in UNESCO provides opportunities for a new chapter in gender equality in music.**



Goal #7: IMPROVE DATA AND INFORMATION TECHNOLOGY FOR KANSAS CITY'S MUSIC ECONOMY

Capture data daily across platforms rarely used to better Kansas City's Music Economy and Ecosystem.

7.1: Use existing public data to map and analyze the true impact and value of our Music Economy and Culture over time.

7.2: Creative City KC and the City of Kansas City work together to develop new incentives for better data collection, entry, and analysis that adequately represent the impact of the music economy in Kansas City, Missouri.

7.3 Work with the KCBizCare Office, and other local agencies to better understand why musicians are missing from a variety of programs and datasets that measure and track our local economy and business activity. Pursue a non-punitive approach to formalizing more music businesses and promote musicians as creative entrepreneurs. Address disincentives to licensing and other programs.

7.4 Assure that credits for arts and creative industries in the real estate development process will benefit the artists, musicians, and creatives – not just the real estate and construction industries.



Goal #8: INCORPORATE MUSIC INTO NEIGHBORHOODS AND PLACEMAKING

Use music in placemaking to increase safety and the health of our neighborhoods in Kansas City.

8.1: Leverage the NTDF funds and other similar place-based programs to include musicians, music performance and other neighborhood-based cultures of music.

8.2: Work with neighborhood leaders in all City Council Districts to increase the attention to creative placemaking and music heritage.

8.3: Connect the tangible heritage of place to build assets for neighborhood economic development and heritage tourism – including the homes of musicians, clubs, other historic sites.

8.4: Work with Porchfest, Dunbar Days, Make Music Day, UMKC Center for Neighborhoods, and other neighborhood-based festivals and events to promote local music and neighborhood safety.

Creative placemaking and place-keeping are recognized globally as best practices for (re)connecting people to the everyday spaces in neighborhoods. Music can be a powerful community engagement tool to bring people together. Musicians and artists are critical to the health of neighborhoods.

Creative City KC Inc.

UNESCO City of Music



This is a revised and updated version of the Kansas City Global Music Strategy that was presented at City Council on October 31, 2024 in the Business Session.

Notes

ⁱ <https://www.unesco.org/en/articles/mondiacult-2022-states-adopt-historic-declaration-culture>

ⁱⁱ <https://www.unesco.org/en/articles/unesco-creative-cities-endorse-braga-manifesto-during-xvi-annual-conference-network#:~:text=The%20endorsement%20of%20the%20%E2%80%9CUNESCO,the%20post%2D2030%20development%20agenda.>

ⁱⁱⁱ The AMAP program was established by Anita Dixon-Brown, who procured through the Department of Labor a RAPIDS code signifying “musicians” as a unique occupation. This opened up opportunities for union-based apprenticeship programs within the BLS category of Musicians and Singers.

^{iv} <https://www.unesco.org/en/articles/mondiacult-2022-states-adopt-historic-declaration-culture>

^v <https://www.unesco.org/en/articles/unesco-creative-cities-endorse-braga-manifesto-during-xvi-annual-conference-network#:~:text=The%20endorsement%20of%20the%20%E2%80%9CUNESCO,the%20post%2D2030%20development%20agenda.>

Civil Rights & Equal Opportunity Department
Economic Equity & Inclusion
Nondiscrimination & Equal Opportunity Review Form

Date: 7/8/2025

Form Prepared By: Erica Mackey

Contract/Project Number: NA		Project Name: Diamond Food LLC, dba Break Time	
Developer/Prime: NA		Contact Information: 816-291-0531	
Final Contract Value: N/A		Project Manager: Erica Mackey	
Funding:	☐ City	☐ State	☐ Federal
Project Requirements:	☐ M/WBE	☐ DBE	☐ Section 3
Tax Incentive:	☐ LCRA	☐ TIF	☐ PIEA
Prevailing Wage:	☐ Yes	☐ No	
Davis-Bacon:	☐ Yes	☐ No	
Construction Employment Program:	☐ Yes: Workforce goals are 10% Minority & 2% Women. There are over 800 Workforce hours and project cost is \$300,000 or more. ☐ No: Workforce hours are less than 800 and project cost is less than \$300,000.		

Contracts & Leases	Nondiscrimination
Ch. 3 Article IV: <u>X</u> <u>X</u>	Ch. 38: <u>X</u> <u>X</u>
RSMo 213: <u>NA</u> <u>X</u>	Title VI: <u>NA</u> <u>X</u>
MWDBE: <u>NA</u> <u>X</u>	Prevailing Wage and Labor Standards: <u>NA</u> <u>X</u>
SLBE: <u>NA</u> <u>X</u>	RSMo 34 Anti-Discrimination Against Israel: <u>NA</u> <u>X</u>

Contract Type:

- ☐ Construction ☐ Design-Build ☐ Design Professional ☐ Professional Services
☒ General Service ☐ Concession ☐ Other Goods & Services ☐ Non-Municipal Agency
☐ Co-Operative ☐ Revenue Sharing ☐ Facilities Maintenance/Repair/Renovation
☒ Other: Property Lease

Additional Information:

Authorizing the Director of General Services to execute a one (1) year lease agreement with two options to renew for one (1) year each with Diamond Food LLC, dba Break Time for the purpose of a convenience store located at 1128 Oak Street, Kansas City Missouri, 64106.

This document is submitted with all available facts. Intentionally falsifying this document or omitting pertinent facts is grounds for disciplinary action pursuant to KCMO Human Resources Rules & Policy Manual (eff. August 4, 2014).

FOR CIVIL RIGHTS & EQUAL OPPORTUNITY DEPARTMENT (CREO) USE ONLY:**The Document is:**

☒ Approved ☐ Disapproved

Changes Needed:

Federal Provisions Included:

☐ Approved ☐ Disapproved ☒ Not Applicable

CREO Signature

DocuSigned by:

Alvaro Ontiveros

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Date: 7/8/2025

Comments:

Re-submitted due to updated lease amounts per EM. Reviewed and approved again 7/8.AO

