



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-6062

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

Approving the recommendations of the Tax Increment Financing Commission of Kansas City, Missouri as to the Columbus Park Tax Increment Financing Plan and approving the Columbus Park Tax Increment Financing Plan.

Discussion

This Plan provides for residential neighborhood construction with the construction of new forsale detached and attached housing in the Columbus Park Neighborhood, comprised of approximately 158 units of single-family homes and townhomes with related parking spaces and infrastructure improvements, including the remediation of site conditions to protect existing infrastructure and to remove environmental issues from previous ownerships. Each lot being redeveloped is either currently vacant, unused, or under-used within this area of downtown Kansas City.

The proposed Redevelopment Area described by the Plan in which the Project Improvements and Public Improvements shall be constructed is located in an area that is generally bounded by East 3rd Street to the north, Gillis Street on the East, East 5th Street on the south, and Cherry Street on the West in Kansas City, Jackson County, Missouri. There are within the defined Redevelopment Area six (6) Redevelopment Project Areas.

This Plan contemplates two Redevelopers. One Redeveloper intends to develop Redevelopment Project Areas 1, 2, 3, and 4 ("Redevelopment 1-4"). One Redeveloper intends to develop Redevelopment Project Areas 5 and 6 ("Redevelopment 5-6"). Neither Redeveloper intends to seek additional development incentive programs beyond the availability of sales tax exemption on construction materials. Redevelopment 1-4 proposes the construction of 75 new for-sale townhomes with related parking spaces and infrastructure improvements. The estimated Redevelopment Project Costs to implement Redevelopment 1-4 is \$49,798,692. The estimated Redevelopment Project Costs for the Project Improvements may be funded with approximately \$9,604,829 in Payments in Lieu of Taxes ("PILOTS"). Redevelopment 5-6 proposes the construction of 83 new for-sale single family residences and townhomes with related parking spaces and infrastructure improvements. The estimated

Redevelopment Project Costs to implement Redevelopment 5-6 is \$49,778,783. The estimated Redevelopment Project Costs for the Project Improvements may be funded with approximately \$8,473,749 in PILOTS. The aggregate total estimated Redevelopment Project Costs to implement the Public Improvements of this Plan are \$99,577,475. The aggregate total estimated PILOTS are \$18,078,578.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
TIF revenue
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.
TIF Plan assumes 158 new housholds. CBA in Plan outlines Cost-Benefit to all taxing jurisdictions.
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 legislation does not appropriate funds from the city

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

N/A

Service Level Impacts

No service level impacts identified.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No potential health impacts identified.
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?
Increases housing stock
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 158 for sale
Number of Affordable Units 0

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)