



Agenda

Finance, Governance and Public Safety Committee

Chairperson Andrea Bough

Vice Chair Quinton Lucas

Councilmember Crispin Rea

Councilmember Darrell Curls

Councilmember Wes Rogers

Wednesday, November 12, 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

FIRST READINGS

City Manager's Office

[250961](#)

Sponsor: City Manager's Office

Approving the Twenty-Fourth Amendment to the Shoal Creek Parkway Tax Increment Financing Plan.

Attachments: [Shoal creek Parkway TIF - 24th Amendment - Docket Memo](#)
[TIF Shoal Creek -Twenty-Fourth Amendment to Plan - Combined Draft](#)

Willett

250962 Sponsor: Councilmember Nathan Willett

Approving the Ninth Amendment to the Platte Purchase Development Plan; approving a Financing Agreement among the City, the TIF Commission, Twin Creek Village East Community Improvement District and The Industrial Development Authority of the City of Kansas City, Missouri.

Attachments: [Platte Purchase TIF - Draft - Combined](#)
[Platte Purchase 9th Amendment - Docket Memo](#)

Patterson Hazley

250963 Sponsor: Councilmember Melissa Patterson Hazley

Approving a modification of the incentivized project construction timeline for the Wheatley-Provident Hospital at 1826 Forest.

Attachments: [Docket Memo Res 250963](#)

City Manager's Office

250964 Sponsor: City Manager's Office

Estimating revenue in the amount of \$31,569,602.00 in the Capital Improvements Grant Fund, Fund No. 3091 and appropriating the same to the Roy Blunt Luminary Park Project; authorizing the Director of Finance to close accounts upon project completion; authorizing the City Manager to act as the City's representative to accept cost share dollars and execute a cost share agreement with the Missouri Highways and Transportation Commission (MHTC) related to the Roy Blunt Luminary Park/South Loop Link; authorizing the City Manager to execute an airspace agreement on behalf of the City of Kansas City, Missouri, with the Missouri Highways and Transportation Commission (MHTC) for the Roy Blunt Luminary Park/South Loop Link Project and Bartle Hall; designating requisitioning authority and recognizing this ordinance as having an accelerated effective date.

Attachments: [Luminary Park Cost Share and Air Rights Docket Memo](#)
[Approp-Admin-LP Grant](#)

Lucas

250966 Sponsor: Mayor Quinton Lucas

Amending Chapter 48, Code of Ordinances, by repealing Section 48-51, Chronic nuisance, and enacting in lieu thereof a new section of like number and subject matter.

Attachments: [250966com](#)
[250966 Compared Version](#)

Lucas

250967 Sponsor: Mayor Quinton Lucas

Estimating revenue and appropriating \$498,835.00 in the Police Grants Fund for the FY25 Safer Outcomes Academies Project; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Attachments: [Revised Docket Memo 250967](#)

Parks-Shaw

250968 Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Amending Committee Substitute for Ordinance No. 250855 by repealing Section 1 and replacing with a new Section 1 to direct the City Manager to engage Child Care Aware of Missouri, Kids Win Missouri, and TOOTRIS for the purpose of establishing and administering a one-year Tri-Share Childcare pilot program.

Rea

250970 Sponsor: Councilmember Crispin Rea

Approving the Second Amendment to the West Bottoms Tax Increment Financing Plan; and authorizing the City Manager to enter into a First Amendment to the Redevelopment Agreement between City of Kansas City and the TIF Commission.

Attachments: [West Bottoms TIF - 2nd Amendment - Docket Memo](#)
[West Bottoms TIF - 2nd Amendment - Plan](#)

Rea

250971 Sponsor: Councilmember Crispin Rea

Estimating revenue in the amount of \$6,945,750.00 in the Special Obligation Bond Series 2026B Projects Fund, No. 3457; and appropriating the same in Fund No. 3457; authorizing a construction contract with Infrastructure Solutions, LLC, with a total value of \$5,577,711.00 for the West Bottoms Phase 1a Tranche 2 Project; designating requisitioning authorities; declaring the intent of the City to reimburse itself from the bond proceeds for certain expenditures; authorizing the Director of Finance to close project accounts upon completion; and establishing this ordinance as having an accelerated effective date.

Attachments: [Revised Docket memo 250971](#)

Robinson

250973 Sponsor: Councilmember Melissa Robinson

RESOLUTION - Directing the City Manager to develop a proposal for the establishment and support of a Regional Relief Fund to be used in connection with the Mid-America Regional Council ("MARC") for the purpose of supporting services that have been negatively impacted by the federal administration and to report back to council within 30 days.

HELD IN COMMITTEE

Lucas

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](#)

Lucas

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](#)

ADDITIONAL BUSINESS

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

2. 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.

3. 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 #: 250961

ORDINANCE NO. 250961

Sponsor: City Manager's Office

Approving the Twenty-Fourth Amendment to the Shoal Creek Parkway Tax Increment Financing Plan.

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 "Council") by Ordinance No. 54556 passed on November 24, 1982, and thereafter repealed and amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015 and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created commission constituted pursuant to Section 99.820.2 (the "Kansas City TIF Commission") and Section 99.820.3 of the Act (the "Clay County KC TIF Commission"); and

WHEREAS, the City created the Administrative TIF Commission and has delegated all powers delegable under the Act, in particular powers enumerated in Section 99.820.1 RSMo., in connection with administering tax increment financing plans and projects to the Administrative TIF Commission, as provided in Code § 74-58; and

WHEREAS, on November 10, 1994, the Council passed Ordinance No. 941443, which accepted the recommendations of the then applicable Kansas City TIF Commission as to the approval of Shoal Creek Parkway Tax Increment Financing Plan (the "Redevelopment Plan" or "Plan") and the designation of the Redevelopment Area described thereby as an economic development area; and

WHEREAS, the Redevelopment Plan has been amended twenty-three times by the Council by Ordinance No. 971310 on October 2, 1997, by Ordinance No. 021283 on October 31, 2002, with the legal description revised by Ordinance No. 030545 on May 8, 2003, by Ordinance No. 040457 on April 29, 2004, by Ordinance No. 041218 on November 9, 2004, by Ordinance No. 060903 on August 31, 2006, by Committee Substitute for Ordinance No. 061320 on December 13, 2006, by Ordinance No. 080419 on May 8, 2008, by Ordinance No. 081118 on November 20, 2008, by Committee Substitute for Ordinance No. 090262 on April 16, 2009, by Ordinance No. 110073 on March 10, 2011, by Ordinance No. 130532 on July 25, 2013, by Ordinance No. 160592 on August 25, 2016, by Committee Substitute for Ordinance No. 170327 on May 18, 2017, by Ordinance No. 180583 on August 23, 2018, by Ordinance No. 190216 on April 18, 2019, by Ordinance No. 190894 on November 14, 2019, by

Ordinance No. 200217 on March 26, 2020, by Ordinance No. 201016 on December 10, 2020, by Committee Substitute for Ordinance No. 210134 on February 25, 2021, by Ordinance No. 210750 on September 16, 2021, by Ordinance No. 220298 on April 14, 2022, and by Ordinance No. 220570 on July 14, 2022; and

WHEREAS, a Twenty-Fourth Amendment to the Redevelopment Plan (“Twenty-Fourth Amendment”) was proposed to the Clay County KC TIF Commission, having been duly constituted and its members appointed, after proper notice was given, met in a public hearing on October 8, 2025, and after it received comments of all interested persons and taxing districts, (i) closed the public hearing, (ii) approved the Twenty-Fourth Amendment and (iii) recommended that the City Council approve the Twenty-Fourth Amendment; and

WHEREAS, the Twenty-Fourth Amendment (A) modifies the description of public improvements described by the Plan, (B) modifies the Estimated Redevelopment Project Costs by increasing the amount of redevelopment project costs related to Soccer Drive, (C) modifies the Sources of Funds, (D) modifies the Development Schedule, and (E) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing (collectively, the “Twenty-Fourth Amendment Modifications”); and

WHEREAS, the proposed Twenty-Fourth Amendment Modifications do not alter the exterior boundaries of the Redevelopment Area or enlarge the exterior boundary of any Redevelopment Project Area described by the Plan, affect the general land uses described by the Plan, or change the nature of any Redevelopment Project described by the Redevelopment Plan; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Twenty-Fourth Amendment, a copy of which is attached hereto, is hereby approved.

Section 2. That all terms used in this ordinance, not otherwise defined herein, shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”).

Section 3. That the City Council hereby finds that good cause has been shown for the Twenty Fourth Amendment of the Plan and that the findings of the Council in Ordinance No. 941443, Ordinance No. 971310, Ordinance No. 021283, Ordinance No. 030545, Ordinance No. 040457, Ordinance No. 041218, Ordinance No. 060903, Committee Substitute for Ordinance No. 061320, Ordinance No. 080419, Ordinance No. 08111, Committee Substitute for Ordinance No. 090262, Ordinance No. 110073, Ordinance No. 130532, Ordinance No. 160592, Committee Substitute for Ordinance No. 170327, Ordinance No. 180583, Ordinance No. 190216, Ordinance No. 190894, Ordinance No. 200217, Ordinance No. 201016, Committee Substitute for Ordinance No. 210134, Ordinance No. 210750, Ordinance No. 220298 , and by Ordinance No. 220570, except as expressly identified by the Twenty-Fourth Amendment, are not affected by the Twenty-Fourth Amendment and apply equally to the Twenty-Fourth Amendment.

Section 4. That the Council hereby finds that:

- a. The Twenty-Fourth Amendment does not alter the previous finding of the Council in Ordinance No. 941443 that the Redevelopment Area as a whole is an economic development area, as defined in Section 99.805 of the Act, has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.
- b. The Redevelopment Plan, as amended by the Twenty-Fourth Amendment, conforms to the comprehensive plan for the development of the City as a whole.
- c. The areas selected for Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project Improvements.
- d. The estimated dates of completion of the Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Redevelopment Plan, as amended by the Twenty-Fourth Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project within the Redevelopment Area.
- e. The Redevelopment Plan, as amended by the Twenty-Fourth Amendment, includes a plan for relocation assistance for businesses and residences.
- f. A cost-benefit analysis showing the impact of the Redevelopment Plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act.
- g. The Redevelopment Plan, as amended by the Twenty-Fourth Amendment, does not include the initial development or redevelopment of any gambling establishment.
- h. A study has been completed and the findings of such study satisfy the requirements provided under Section 99.810, RSMo.

Section 5. That the Administrative TIF Commission is authorized to issue obligations in one or more series of bonds secured by Shoal Creek Parkway Tax Increment Financing Plan Account of the Special Allocation Fund to finance Redevelopment Project Costs identified by the Redevelopment Plan, as amended by the Twenty-Fourth Amendment, and, subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Administrative TIF Commission determines, to enter into such contracts and take all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan, as amended by the Twenty-Fourth Amendment. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued

pursuant to Sections 99.800 to 99.865 of the Act, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 6. That pursuant to the provisions of the Redevelopment Plan, the City Council approves the pledge of all payments in lieu of taxes and economic activity taxes generated within Redevelopment Projects that are deposited into the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, as amended by the Twenty-Fourth Amendment, and authorizes the Administrative TIF Commission to pledge such funds on its behalf.

..end

Approved as to form:

Emalea Kohler
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: [Click or tap here to enter TMP-#.](#)

Submitted Department/Preparer: Please Select

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Approving the Twenty-Fourth Amendment to the Shoal Creek Parkway Tax Increment Financing Plan.

Discussion

Twenty-Fourth Amendment (A) modifies the Estimated Redevelopment Project Costs by increasing the amount of redevelopment project costs related to Soccer Drive, (B) modifies the Sources of Funds, (C) modifies the Development Schedule, and (D) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing. The purpose is to make sure the development schedule is up to date and is accurate, as well as adding in the cost of water transmission lines for Public Improvements D6 and D7.

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.
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, this Ordinance does not appropriate any 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?
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

November 10, 1994, the Council passed Ordinance No. 941443 approving the Plan. Redevelopment Plan has been amended twenty-three times by the Council by Ordinance No. 971310 on October 2, 1997, by Ordinance No. 021283 on October 31, 2002, with the legal description revised by Ordinance No. 030545 on May 8, 2003, by Ordinance No. 040457 on April 29, 2004, by Ordinance No. 041218 on November 9, 2004, by Ordinance No. 060903 on August 31, 2006, by Committee Substitute for Ordinance No. 061320 on December 14, 2006, by Ordinance No. 080419 on May 8, 2008, by Ordinance No. 081118 on November 20, 2008, by Committee Substitute for Ordinance No. 090262 on April 16, 2009, by Ordinance No. 110073 on March 10, 2011, by Ordinance No. 130532 on July 25, 2013, by Ordinance No. 160592 on August 25,

2016, by Ordinance No. 170327 on May 18, 2017, by Ordinance No. 180583 on August 23, 2018, by Ordinance No. 190216 on April 18, 2019, by Ordinance No. 190894 on November 14, 2019, by Ordinance No. 200217 on March 26, 2020, by Ordinance No. 201016 on December 10, 2020, by Ordinance No. 210134 on March 7, 2021, by Ordinance No. 210750 on September 16, 2021, by Ordinance No. 220298 on April 14, 2022, and by Ordinance No. 220570 on July 14, 2022

Service Level Impacts

None identified

Other Impacts

1. What will be the potential health impacts to any affected groups?
None 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?
Allows for correct buildout of public infrastructure within the Plan Area
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)

TWENTY-FOURTH AMENDMENT TO THE SHOAL CREEK PARKWAY TAX INCREMENT FINANCING PLAN

KANSAS CITY, MISSOURI

TIF COMMISSION APPROVAL:

DATE: **RESOLUTION No.**

CITY COUNCIL APPROVAL:

DATE: **ORDINANCE No.**

**Twenty-Fourth Amendment
to the Shoal Creek
Tax Increment Financing Plan**

The Twenty-Fourth Amendment (hereinafter the “Twenty-Fourth Amendment”) to the Shoal Creek Parkway Tax Increment Financing Plan (the “Plan”) is intended to amend the Plan, as approved by the City Council of Kansas City, Missouri by Ordinance No. 941443, and as subsequently amended by the First Amendment to the Plan, as approved by Ordinance No. 971310, the Second Amendment to the Plan, as approved by Ordinance No. 021283, as amended and approved by Ordinance No. 030545, the Third Amendment to the Plan, as approved by Ordinance No. 040457, the Fourth Amendment to the Plan, as approved by Ordinance No. 041218, the Fifth Amendment to the Plan, as approved by Ordinance No. 060903, the Sixth Amendment to the Plan, as approved by Ordinance No. 061320, the Seventh Amendment to the Plan, as approved by Ordinance No. 080419, the Eighth Amendment to the Plan, as approved by Ordinance No. 081118, the Ninth Amendment to the Plan, as approved by Ordinance No. 090262, the Tenth Amendment to the Plan, as approved by Ordinance No. 110073, the Eleventh Amendment to the Plan, as approved by Ordinance No. 130532, the Twelfth Amendment to the Plan, as approved by Ordinance No. 160592, the Thirteenth Amendment to the Plan, as approved by Committee Substitute for Ordinance No. 170327, the Fourteenth Amendment to the Plan, as approved by Ordinance No. 180583, the Fifteenth Amendment to the Plan, as approved by Ordinance No. 190216, the Sixteenth Amendment, as approved by Ordinance No. 190894, the Seventeenth Amendment, as approved by Ordinance No. 200217 the Eighteenth Amendment, as approved by Ordinance No. 201016, the Nineteenth Amendment, as approved by Ordinance No. 210134, the Twentieth Amendment, as approved by Ordinance No. 210500, the Twenty-First Amendment, as approved by Ordinance No. 210750, the Twenty-Second Amendment, as approved by Ordinance No. 220298 and the Twenty-Third Amendment, as approved by Ordinance No. 220570 (collectively, the Shoal Creek Parkway Tax Increment Financing Plan, as amended, shall hereinafter be referred to as the “Plan”).

The Twenty-Fourth Amendment (1) modifies the description of public improvements described by the Plan, (2) modifies the Budget of Redevelopment Project Costs, (3) modifies the Sources of Funds (4) modifies the Development Schedule and (5) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing. The Twenty-Fourth Amendment does not alter or modify the intent of the Plan, except for those changes specifically mentioned herein.

Amendment No. 1: Delete Section I.D., entitled “Redevelopment Plan Objectives”, and insert the following in lieu thereof:

“D. Redevelopment Plan Objectives. The general objectives of the Redevelopment Plan are:

1. To eliminate conditions which cause the Redevelopment Area to be designated as an Economic Development Area and to encourage the provision of basic infrastructure.
2. To preserve and enhance the tax base of the City and the other Taxing Districts by developing the Redevelopment Area to its highest and best use,

encouraging private investment in the surrounding area, increasing employment opportunities and to discourage residents, commerce, industry and manufacturing from moving to another state.

3. To increase employment and housing opportunities in the City.
4. To stimulate development which would not occur without Tax Increment Financing assistance.
5. To promote the design and construction of public infrastructure that is essential to the preparation of the Redevelopment, as more specifically set forth on Exhibit 3, attached hereto.
6. To provide for the design and/or construction of the following:

Map Reference	Road Improvement Description
A1	Shoal Creek Parkway: Hodge Park south to Interstate 435
A2	Shoal Creek Parkway: Hodge Park north to NE 96th Street
A3	Shoal Creek Parkway: NE 96th Street west to Interstate 435
A4	Shoal Creek Parkway: Interstate 435 to Brighton
A5	Searcy Creek Parkway: I-435 W to Pleasant Valley
A6	Shoal Creek Parkway: NE 108th Street to Staley Road
A1-A6 ¹	Professional Services related to A1-A6
B	NE 72nd Street: Gladstone city limits to N Brighton
C1-C4	Maple Woods Parkway: Indiana to Interstate 435
D1	NE 76th: 650 linear feet west of N Flintlock to Interstate 435
D2	Soccer Drive: Interstate 435 to Brighton
D3	Soccer Drive: N Brighton to Spruce Avenue
D4	NE 76th box culvert
D5	Sidewalks: Shoal Creek Parkway to N Stark
D6	Soccer Drive: Drury Drive to I-435
D7	Soccer Drive: I-435 to Shoal Creek Parkway
E	NE 96th Street between Shoal Creek Parkway and N Flintlock Road
F1	N Flintlock: NE 96th Street to Missouri Route 152
F2	N Flintlock: Missouri Route 152 to NE 76th Street
F3	N Flintlock: 76th Street to the "Flintlock Flyover"
F4	N Flintlock: Traffic Signalization at NE 90 th Street, which may include a crosswalk in lieu of or in addition to the traffic signal
G1	N Brighton: Missouri Route 152 to NE 80th Street
G2	N Brighton: 1941 linear feet south of NE 79th Street to N Pleasant Valley

¹ A1 – A6 Improvements shall include the following: 1) Design of Searcy Creek and Shoal Creek Parkways, (2) Shoal Creek Parkway Study: 100th to Brighton and (3) Water Line

G3	N Brighton: NE 80th Street to 2700 linear feet south of NE 76th Street
G4	N. Brighton Water Line
G5	SKW Design & Construction Services
G6	NE 58 th Street to Pleasant Valley Road
G7	N. Brighton: Right of Way Acquisition between Pleasant Valley Road and NE 79 th Street
H1	N Eastern Avenue: Intersection at Highway 291
H2	N Eastern: South of Kellybrook Elementary School approximately 2,000 linear feet
H3	N Eastern Avenue: 96th Street to 106th Street
H4	N Eastern: 108th to Highway 291
I1	NE 108th: Smalley to Interstate 435
I2	NE 108th: Interstate 435 to Staley Road
J	Interstate 35/Highway 291 Intersection
K1	NE 104th: Highway 291 to A Highway
K2	NE 104 th Street: ½ mile east of Highway 291 to Liberty/Kansas City city limits
K3	NE 104 th Street: Liberty/Kansas City city limits to A Highway (KCMO share)
K4	NE 104 th Street: Signal at Highway 291
L	Highway 152: Interstate 35 Interchange
L1	Highway 152: Shoal Creek Parkway to Interstate 35
L2	Highway 152: Traffic Control Study and Corridor Improvements between Shoal Creek Parkway and Interstate 35
M1	Pleasant Valley Road: Intersection with Brighton
M2	Pleasant Valley Road: Brighton to Searcy Creek
N	Hodge Park Improvements
O	Infrastructure improvements related to the construction of a fire station within the Redevelopment Area
P	Trail segment along Shoal Creek Parkway, between N. Brighton and Pleasant Valley Road
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
R	Public Detentions
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 Avenue, and Dry Utilities
T	Woodneath Library Improvements – Paving, Asphalt Trails, Walkways, Lighting, Bridge, Access Road, Utility Work, Design Work and Contingency

U	Reserved
V	N. Sherman: Street lights between NE Cookingham Drive and NE 116 th Terrace
W	Maplewoods Parkway: Shoal Creek Parkway to NE 112 th Street, including construction of a water line
X	Maplewoods Parkway, beginning at NE 112th Street and extending north to and including the intersection at NE Cookingham Drive

Specific objectives of the Plan are set forth on Exhibit 3, attached hereto.”

Amendment No. 2: Delete the first paragraph of Section II.A., entitled, Estimated Redevelopment Project Costs, and insert the following in lieu thereof:

A. Estimated Redevelopment Project Costs. Estimated Redevelopment Project Costs for the Plan are projected to be approximately \$303,641,351 over the life of the Plan. The Plan proposes that approximately \$211,530.181 in Redevelopment Project Costs are eligible for reimbursement from the Special Allocation Fund. The reimbursable Redevelopment Project Costs include those set forth in Exhibit 4.

Amendment No. 3: Delete Exhibit 3, entitled “Specific Objectives of Redevelopment Plan”, and insert the following in lieu thereof.

Amendment No. 4: Delete Exhibit 4, entitled “Estimated Redevelopment Project Costs”, and insert the revised Exhibit 4, attached hereto, in lieu thereof.

Amendment No. 5: Delete Exhibit 5, entitled “Sources of Funds for All Estimated Redevelopment Project Costs”, and insert the revised Exhibit 5, attached hereto, in lieu thereof.

Amendment No. 6: Delete Exhibit 9, entitled “Development Schedule”, and insert the revised Exhibit 9, attached hereto, in lieu thereof.

EXHIBIT 3

Specific Objectives of Redevelopment Plan

1. To cure the conditions which cause the Redevelopment Area to qualify as an Economic Area under the Act by constructing public infrastructure necessary to provide access to Redevelopment Area.
2. To enhance the tax base and economy by inducing development of the Redevelopment Area to its highest and best use, and to encourage private investment in surrounding areas.
3. To promote the health, safety, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.
4. To provide development/business opportunities in the areas selected for redevelopment projects and the surrounding areas.
5. To stimulate construction employment opportunities and increased demand for secondary and support services for the surrounding commercial area.
6. To stimulate residential development and commercial use consistent with that shown in the Shoal Creek Valley Area Plan.
7. To provide for the design and/or construction of the following:

Map Reference	Road Improvement Description
A1	Shoal Creek Parkway: Hodge Park south to Interstate 435
A2	Shoal Creek Parkway: Hodge Park north to NE 96th Street
A3	Shoal Creek Parkway: NE 96th Street west to Interstate 435
A4	Shoal Creek Parkway: Interstate 435 to Brighton
A5	Searcy Creek Parkway: I-435 W to Pleasant Valley
A6	Shoal Creek Parkway: NE 108th Street to Staley Road
A1-A6 ²	Professional Services related to A1-A6
B	NE 72nd Street: Gladstone city limits to N Brighton
C1-C4	Maple Woods Parkway: Indiana to Interstate 435
D1	NE 76th: 650 linear feet west of N Flintlock to Interstate 435
D2	Soccer Drive: Interstate 435 to Brighton
D3	Soccer Drive: N Brighton to Spruce Avenue
D4	NE 76th box culvert
D5	Sidewalks: Shoal Creek Parkway to N Stark
D6	Soccer Drive Drury Drive to I-435
D7	Soccer Drive I-435 to Shoal Creek Parkway

² A1 – A6 Improvements shall include the following: 1) Design of Searcy Creek and Shoal Creek Parkways, (2) Shoal Creek Parkway Study: 100th to Brighton and (3) Water Line

E	NE 96th Street between Shoal Creek Parkway and N Flintlock Road
F1	N Flintlock: NE 96th Street to Missouri Route 152
F2	N Flintlock: Missouri Route 152 to NE 76th Street
F3	N Flintlock: 76th Street to the “Flintlock Flyover”
F4	N Flintlock: Traffic Signalization at NE 90 th Street, which may include a crosswalk in lieu of or in addition to the traffic signal
G1	N Brighton: Missouri Route 152 to NE 80th Street
G2	N Brighton: 1941 linear feet south of NE 79th Street to N Pleasant Valley
G3	N Brighton: NE 80th Street to 2700 linear feet south of NE 76th Street
G4	N. Brighton Water Line
G5	SKW Design & Construction Services
G6	NE 58 th Street to Pleasant Valley Road
G7	N. Brighton: Right of Way Acquisition between Pleasant Valley Road and NE 79 th Street
H1	N Eastern Avenue: Intersection at Highway 291
H2	N Eastern: South of Kellybrook Elementary School approximately 2,000 linear feet
H3	N Eastern Avenue: 96th Street to 106th Street
H4	N Eastern: 108th to Highway 291
I1	NE 108th: Smalley to Interstate 435
I2	NE 108th: Interstate 435 to Staley Road
J	Interstate 35/Highway 291 Intersection
K1	NE 104th: Highway 291 to A Highway
K2	NE 104 th Street: ½ mile east of Highway 291 to Liberty/Kansas City city limits
K3	NE 104 th Street: Liberty/Kansas City city limits to A Highway (KCMO share)
K4	NE 104 th Street: Signal at Highway 291
L	Highway 152: Interstate 35 Interchange
L1	Highway 152: Shoal Creek Parkway to Interstate 35
L2	Highway 152: Traffic Control Study and Corridor Improvements between Shoal Creek Parkway and Interstate 35
M1	Pleasant Valley Road: Intersection with Brighton
M2	Pleasant Valley Road: Brighton to Searcy Creek
N	Hodge Park Improvements
O	Infrastructure improvements related to the construction of a fire station within the Redevelopment Area
P	Trail segment along Shoal Creek Parkway, between N. Brighton and Pleasant Valley Road
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
R	Public Detentions
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 Avenue, and Dry Utilities
T	Woodneath Library Improvements – Paving, Asphalt Trails, Walkways, Lighting, Bridge, Access Road, Utility Work, Design Work and Contingency
U	Reserved
V	N. Sherman: Street lights between NE Cookingham Drive and NE 116 th Terrace
W	Maplewoods Parkway: Shoal Creek Parkway to NE 112 th Street, including construction of a water line
X	Maplewoods Parkway, beginning at NE 112th Street and extending north to and including the intersection at NE Cookingham Drive

EXHIBIT 4

Estimated Redevelopment Project Costs

[See Attached]

Twenty-Fourth Amendment to the Shoal Creek TIF Plan
Exhibit 4
Estimated Redevelopment Project Costs

	Project Costs	Reimbursable Costs
Commission Expenses (Notes)		
Legal	500,000	500,000
Staff Time	400,000	400,000
Plan and Project Administration Expenses (Notes)	100,000	100,000
	1,000,000	1,000,000
Street Improvements (Notes)		
A. Shoal Creek Parkway Construction		
1. Hodge Park south to Interstate 435 (includes enhancements and lighting)	7,564,755	4,207,000
2. Hodge Park north to NE 96th Street	3,995,000	3,995,000
3. NE 96th Street west to Interstate 435	12,025,000	12,025,000
4. Interstate 435 west to N. Brighton	5,221,639	5,221,639
5. Interstate 435 west to N Pleasant Valley (Searcy Creek Parkway)	10,000,000	4,400,000
6. NE 108th Street to Staley Road	4,877,808	4,877,808
Design of Searcy Creek & Shoal Creek Parkways (Relates to A1-A-6 Improvements described above)	450,000	450,000
Study from 100th to Brighton (Relates to A1-A6 Improvements described above)	100,000	100,000
Waterline (Relates to A1-A6 Improvements described above)	650,000	0
Subtotal for Shoal Creek Parkway	44,884,202	35,276,447
B. Northeast 72nd Street Between Gladstone CL to N. Brighton		
	3,800,000	3,800,000
C. Maplewoods Parkway between Indiana to Interstate 435		
1. M-1 to N. Spruce (Along NE 80th Street)	4,550,000	4,550,000
2. NE 80th to NE 77th Street (Along N. Spruce)	2,630,000	2,630,000
3. NE 77th to N. Brighton Ave	6,620,000	6,620,000
4. N. Brighton to Searcy Creek Parkway	26,300,000	8,450,000
Acquisition (Relates to C1- C4 Improvements above)	150,000	150,000
Alignment of Maplewoods Parkway (Relates to C1-C4 Improvements above)	132,000	132,000
Subtotal for Maplewoods Parkway	40,382,000	22,532,000
D. Northeast 76th Street/Soccer Drive		
1. 650 feet west of Flintlock to Shoal Creek Parkway	5,900,000	5,900,000
2. Shoal Creek Parkway to N. Brighton	19,115,252	19,115,252
3. N. Brighton to Maplewoods Parkway	2,300,000	2,300,000
4. Box Culvert near Flintlock	1,855,134	1,055,134
5. Sidewalks: Shoal Creek Parkway to N Stark	400,000	400,000
6. Soccer Drive:Drury Drive to I-435 (Phase 1)	4,172,500	4,172,500
7. Soccer Drive:I-435 to Shoal Creek Parkway (Phase 2)	2,967,000	2,967,000
Subtotal for NE 76th StreetSoccer Drive	36,709,886	35,909,886
E. Northeast 96th Street between Shoal Creek Pkwy and N. Flintlock Road		
Waterline	5,796,120	5,146,120
	119,417	119,417
Subtotal for NE 96th Street	5,915,537	5,265,537
F. North Flintlock Road		
1. NE 96th Street to Missouri Route 152	6,268,731	4,496,000
2. Missouri Route 152 to NE 76th Street	6,271,475	5,137,200
3. Flintlock Flyover	27,000,000	1,198,000
4. N. Flintlock: Traffic Signalization at NE 90th Street	350,000	350,000
Subtotal for N Flintlock Road	39,890,206	11,181,200
G. North Brighton Avenue		
1. Missouri Route 152 to NE 80th Street	2,164,482	1,804,000
2. 1941 linear feet south of NE 79th Street to N Pleasant Valley	16,000,000	16,000,000
3. N.E. 80th Street to a point 2700 linear feet south of N.E. 79th Street	2,287,028	2,098,624
4. Waterline	122,631	122,631
5. SKW Design & Construction Services	51,142	51,142
6. NE 58 th to Pleasant Valley	8,900,000	8,900,000
7. N. Brighton: Right of Way Acquisition between Pleasant Valley Road and NE 79th Street	1,000,000	1,000,000
Subtotal for N. Brighton Avenue	30,525,283	29,976,397
H. North Eastern Avenue		
1. Intersection of 291 & N Eastern Missouri Route 291, north approx 2,000 linear feet	1,225,433	1,100,433
2. South of Kellybrook Elementary School approx 2,000 linear feet	820,021	820,021
3. Shoal Creek Parkway Roundabout north approx 5,240 linear feet	3,606,763	2,531,763
4. NE 108th St to 291	3,360,000	3,360,000
Subtotal for N. Eastern Avenue	9,012,217	7,812,217
I. Northeast 108th Street		
1. North Smalley Street to I-435	4,156,749	4,156,749
2. Interstate 435 west to Shoal Creek Parkway	6,461,000	4,611,000
Subtotal for N.E. 108th Street	10,617,749	8,767,749
J. I-35 and MO-291 Intersection		
	16,000,000	3,000,000
K. NE 104th Street from MO-291 to A Highway		
1. MO-291 to half mile east of MO-291	3,300,000	3,300,000
2. 1/2 mile east of MO-291 to Liberty/Kansas City city limits	5,360,000	5,360,000
3. Liberty/KCMO City Limits to A Highway (KCMO Share)	200,000	200,000
4. Signal at MO-291	450,000	450,000
Subtotal for N.E. 104th Street	9,310,000	9,310,000
L1. MO-152: Interstate 35 Interchange (KCMO Share)		
	15,000,000	1,500,000
L2. MO-152 Shoal Creek Parway to Interstate 35		
	450,000	450,000
M. Pleasant Valley Road		
1. Intersection with Brighton	2,000,000	2,000,000
2. Brighton to Searcy Creek Parkway	5,750,000	5,750,000
Subtotal for Pleasant Valley Road	7,750,000	7,750,000
N. Hodge Park Improvements		
1. General Park Improvements & Completing Hodge-Smithville Trail within park	1,420,000	1,420,000
2. Destination Playground	1,348,000	1,348,000
3. Multi-purpose playing fields	622,000	622,000
4. Parking Lot Improvements	250,000	250,000
5. Waterline Extension to north side of park	980,000	980,000
6. Installation of lights for the multi-purpose fields	550,000	550,000
Subtotal for Hodge Park	5,170,000	5,170,000
O. Public Infrastructure related to a Fire Station		
	3,500,000	2,900,000
P. Trail Segment - Shoal Creek Parkway, between N. Brighton and Pleasant Valley Road		
	1,400,000	1,400,000
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 to a point 1,960 linear feet east of N. Booth Avenue		
1. Financing Costs Related to N. Booth and MO Highway 152	5,913,763	4,665,703
	656,367	656,367
Subtotal for N. Booth Ave & MO Hwy 152	6,570,130	5,322,070
R. Public Detentions		
1. Financing Costs Related to Public Detentions	1,123,640	1,123,640
	143,207	143,207
Subtotal for Public Detentions	1,266,847	1,266,847
S. Public Utilities (Storm Sewer, Sanitary Sewer, Water Main and Dry Utility)		
1. Financing Costs Related to Public Utilities	2,735,257	2,411,794
	393,820	393,820
Subtotal for Public Utilities	3,129,077	2,805,614
T. Woodneath Library Improvements		
1. Paving	98,185	98,185
2. Walkways & Trails	75,325	75,325
3. Exterior Electrical Lighting	69,366	69,366
4.. Site Utility Extensions	23,393	23,393
5. Sitework/Earthwork - Trails	250,890	250,890
6. Sod- Trails	11,479	11,479
7. Permits, Bonds and Insurance	21,146	21,146
9. Fee	11,033	11,033
10. Contingency	23,400	23,400
Subtotal for Woodneath Library Improvements	584,217	584,217
U. Reseved		
	0	0
V. N. Sherman - Street Lights between NE Cookingham Drive and NE 116th Street		
	50,000	50,000
W. Maplewoods Parkway - Shoal Creek Parway to NE 112th Street, including the construction of a water line		
	3,224,000	1,000,000
X. Maplewoods Parkway - beginning at NE 112th Street and extending north to and including the intersection at NE Cookingham Drive		
	7,500,000	7,500,000
TOTAL	303,641,351	211,530,181

EXHIBIT 5

Sources of Funds

1.	Estimated Amount of Reimbursable Costs from EATs within Proposed Redevelopment Project Areas	\$211,530.181
2.	Estimated Private Investment and other Sources within Proposed Redevelopment Project Areas	<u>\$92,111,170</u>
	Total	\$303,641,351

A. Bonds

The total estimated amount of EATs over the life of the Plan available to reimburse project costs is \$211,530.181. The Commission may dedicate part or all of this amount to help support the issuance of bonds to defray the cost of the projects.

EXHIBIT 9

Development Schedule

Map Reference	Road Improvement Description	Completion Date
A1	Shoal Creek Parkway: Hodge Park south to Interstate 435	2010
A2	Shoal Creek Parkway: Hodge Park north to NE 96th Street	2010
A3	Shoal Creek Parkway: NE 96th Street west to Interstate 435	2012
A4	Shoal Creek Parkway: Interstate 435 to Brighton	2032
A5	Searcy Creek Parkway: I-435 W to Pleasant Valley	2010
A6	Shoal Creek Parkway: NE 108th Street to Staley Road	2032
A1-A6	Design of Searcy Creek and Shoal Creek Parkways	2010
A1-A6	Shoal Creek Parkway Study: 100th to Brighton	2032
A1-A6	Water Line (Shoal Creek)	2032
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	2013
D3	Soccer Drive: N Brighton to Spruce Avenue	2032
D4	NE 76th box culvert	2032
D5	Sidewalks: Shoal Creek Parkway to N. Stark	2011
D6	Soccer Drive: Drury Drive to I-435 (Phase 1)	2032
D7	Soccer Drive: I-435 to Shoal Creek Parkway (Phase 2)	2032
E	NE 96th Street between Shoal Creek Parkway and N Flintlock Road	2008
	Waterline (NE 96 th Street)	2032

F1	N Flintlock: NE 96th Street to Missouri Route 152	2000
F2	N Flintlock: Missouri Route 152 to NE 76th Street	2000
F3	N Flintlock: 76th Street to the “Flintlock Flyover”	2003
F4	N Flintlock: Traffic Signalization at NE 90 th Street, which may include a crosswalk in lieu of or in addition to the traffic signal	2022
G1	N Brighton: Missouri Route 152 to NE 80th Street	2024
G2	N Brighton: 1941 linear feet south of NE 79th Street to N Pleasant Valley – Phase 1	2024
G2	N Brighton: 1941 linear feet south of NE 79th Street to N Pleasant Valley – Phase 2	2032
G3	N Brighton: NE 80th Street to 2700 linear feet south of NE 76th Street	2032
G4	N. Brighton Water Line	2032
G5	SKW Design & Construction Services	2032
G6	NE 58 th Street to Pleasant Valley Road	2022
G7	N. Brighton: Right of Way Acquisition between Pleasant Valley Road and NE 79th Street	2032
H1	N Eastern Avenue: Intersection at Highway 291	2011
H2	N Eastern: South of Kellybrook Elementary School approximately 2,000 linear feet	2010
H3	N Eastern Avenue: 96th Street to 106th Street	2010
H4	N Eastern: 108th to Highway 291	2032
I1	NE 108th: Smalley to Interstate 435	2012
I2	NE 108th: Interstate 435 to Staley Road	2013
J	Interstate 35/Highway 291 Intersection	2013
K1	NE 104th: Highway 291 to A Highway	2021
K2	NE 104 th Street: ½ mile east of Highway 291 to Liberty/Kansas City city limits	2014
K3	NE 104 th Street: Liberty/Kansas City city limits to A Highway (KCMO share)	2027
K4	NE 104 th Street: Signal at Highway 291	2032
L	Highway 152: Interstate 35 Interchange	2022
L1	Highway 152: Shoal Creek Parkway to Interstate 35	2022
L2	Highway 152: Traffic Control Study and Corridor Improvements between Shoal Creek Parkway and Interstate 35	2022

M1	Pleasant Valley Road: Intersection with Brighton	2022
M2	Pleasant Valley Road: Brighton to Searcy Creek	2032
N	Hodge Park Improvements	2025
O	Infrastructure improvements related to the construction of a fire station within the Redevelopment Area	2019
P	Trail segment along Shoal Creek Parkway, between N. Brighton and Pleasant Valley Road	2028
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	2021
R	Public Detentions	2021
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 Avenue, and Dry Utilities	2021
T	Woodneath Library Improvements – Paving, Asphalt Trails, Walkways, Lighting, Bridge, Access Road, Utility Work, Design Work and Contingency	2022
U	Reserved	
V	N. Sherman: Street lights between NE Cookingham Drive and NE 116 th Terrace	2021
W	Maplewoods Parkway: Shoal Creek Parkway to NE 112 th Street	2025
X	Maplewoods Parkway: NE 112 th Street and extending North to and including the intersection at NE Cookingham Drive	2025

All Projects receiving incentives under the Plan shall adhere to the provisions outlined in Code section 74-12, Incentivized Project Construction Timeline.



File #: 250962

ORDINANCE NO. 250962

Sponsor: Councilmember Nathan Willett

Approving the Ninth Amendment to the Platte Purchase Development Plan; approving a Financing Agreement among the City, the TIF Commission, Twin Creek Village East Community Improvement District and The Industrial Development Authority of the City of Kansas City, Missouri.

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, Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, and by Committee Substitute for Ordinance No. 240045 on March 21, 2024 created commissions constituted pursuant to Section 99.820.2 (the “Kansas City TIF Commission”) and Section 99.820.3 of the Act (the “Clay County KC TIF Commission”); and

WHEREAS, the City created the Administrative TIF Commission and has delegated all powers delegable under the Act, in particular powers enumerated in Section 99.820.1 RSMo., in connection with administering tax increment financing plans and projects to the Administrative TIF Commission, as provided in Code § 74-58; and

WHEREAS, on July 28, 2016, the City Council passed Ordinance No. 160415, which accepted the recommendations of the then applicable Kansas City TIF Commission and approved the Platte Purchase Development Plan (the “Redevelopment Plan”) and designated the Redevelopment Area described therein to be an economic development area (the “Redevelopment Area”); and

WHEREAS, the Redevelopment Plan has been amended eight (8) times by Ordinance No. 170971 on December 14, 2017, by Ordinance No. 190264 on April 18, 2019, by Ordinance No. 190826 on October 17, 2019, by Ordinance No. 200205 on April 16, 2020, by Ordinance No. 200709 on September 17, 2020, by Ordinance No. 210889 on October 7, 2021, by Ordinance No. 220346 on May 5, 2022, and by Ordinance No. 240888 on October 31, 2024; and

WHEREAS, a Ninth Amendment to the Redevelopment Plan (“Ninth Amendment”) was proposed to the Clay County KC TIF Commission and the Kansas City TIF Commission, and both the Clay County KC TIF Commission and the Kansas City TIF Commission, having been duly constituted and its members appointed, after proper notice was given, met in separate public hearings on October 8, 2025, and after each received comments of all interested persons and taxing districts, each (i) closed their respective public hearings, (ii) approved the Ninth Amendment and (iii) recommended that the City Council approve the Ninth Amendment; and

WHEREAS, the Ninth Amendment provides for modifications to the (a) description of the Redevelopment Projects and Redevelopment Project Areas, (b) description of the Project Improvements and Public Improvements, (c) Specific Objectives of the Plan, (d) Estimated Budget of Redevelopment Projects, (e) most recent equalized assessed value of the of the Redevelopment Projects Areas, (f) estimated equalized assessed valuation after redevelopment, (g) Sources Funds described by the Plan, (h) Cost-Benefit Analysis, and (i) exhibits to the Plan with such other conforming changes that are in furtherance of the forgoing modifications; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Ninth Amendment is hereby approved and adopted as valid.

Section 2. That all terms used in this ordinance, not otherwise defined herein, shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”).

Section 3. That the City Council hereby finds that good cause has been shown for the Ninth Amendment of the Plan and that the findings of the Council in Ordinance No. 160415, Ordinance No. 170971, Ordinance No. 190264, Ordinance No. 200205, Ordinance No. 200709, Ordinance No. 210889, Ordinance No. 220346 and Ordinance No. 240888, except as expressly modified by the Ninth Amendment, are not affected by the Ninth Amendment and apply equally to the Ninth Amendment

Section 4. That the Council hereby finds that:

- a. The Ninth Amendment does not alter the previous finding of the Council in Ordinance No. 160415 that the Redevelopment Area as a whole is an economic development area, as defined in Section 99.805 of the Act, has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.
- b. The Redevelopment Plan, as amended by the Ninth Amendment, conforms to the comprehensive plan for the development of the City as a whole.

- c. The areas selected for Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project Improvements.
- d. The estimated dates of completion of the Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Redevelopment Plan, as amended by the Ninth Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project within the Redevelopment Area.
- e. The Redevelopment Plan, as amended by the Ninth Amendment, includes a plan for relocation assistance for businesses and residences.
- f. A cost-benefit analysis showing the impact of the Redevelopment Plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act.
- g. The Redevelopment Plan, as amended by the Ninth Amendment, does not include the initial development or redevelopment of any gambling establishment.
- h. A study has been completed and the findings of such study satisfy the requirements provided under Section 99.810, RSMo.

Section 5. That the Administrative TIF Commission is authorized to issue obligations in one or more series of bonds secured by Platte Purchase Development Plan Account of the Special Allocation Fund to finance Redevelopment Project Costs identified by the Redevelopment Plan, as amended by the Ninth Amendment, and, subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Administrative TIF Commission determines, to enter into such contracts and take all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan, as amended by the Ninth Amendment. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 to 99.865 of the Act, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 6. That pursuant to the provisions of the Redevelopment Plan, the City Council approves the pledge of all economic activity taxes generated within Redevelopment Projects that are deposited into the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, as amended by the Ninth Amendment, and authorizes the Administrative TIF Commission to pledge such funds on its behalf.

Section 7. That the City Manager is authorized to execute a Financing Agreement among the City, the Administrative TIF Commission, Twin Creek Village East Community Improvement District, and the Authority.

Section 8. That the Mayor, City Manager, and Director of Finance are authorized to execute all such other documents, certificates and instruments as may be necessary to carry out and comply with the intent of this ordinance and comply with and perform the duties of the City with respect to the Financing Agreement.

..end

Approved as to form:

Emalea Kohler
Associate City Attorney

NINTH AMENDMENT TO THE PLATTE PURCHASE DEVELOPMENT PLAN

KANSAS CITY, MISSOURI

TIF COMMISSION APPROVAL:

DATE: **RESOLUTION No.**

CITY COUNCIL APPROVAL:

DATE: **ORDINANCE No.**

NINTH AMENDMENT
TO THE
PLATTE PURCHASE DEVELOPMENT PLAN

I. Introduction

The Ninth Amendment to the Platte Purchase Development Plan (the “Ninth Amendment”) shall amend the Platte Purchase Development Plan, as approved by Ordinance No. 160415, and as subsequently amended by the First Amendment to the Plan, as approved by Ordinance No. 170971, the Second Amendment to the Plan, as approved by Ordinance No. 190264, the Third Amendment to the Plan, as approved by Ordinance No. 190826, the Fourth Amendment to the Plan, as approved by Ordinance No. 200205, the Fifth Amendment to the Plan, as approved by Ordinance No. 200709 the Sixth Amendment, as approved by Ordinance No. 210889, the Seventh Amendment, as approved by Ordinance No. 210889 and the Amended Eighth Amendment, as approved by Ordinance No. 240898 (collectively, referred to herein as the “Plan”).

The Ninth Amendment to the Plan modifies the (a) description of the Redevelopment Projects and Redevelopment Project Areas, (b) the description of the Project Improvements and Public Improvements, (c) the Specific Objectives of the Plan, (d) the Estimated Budget of Redevelopment Projects, (e) the most recent equalized assessed value of the of the Redevelopment Projects Areas, (f) the estimated equalized assessed valuation after redevelopment, (g) the Sources Funds described by the Plan (h) the Cost Benefit Analysis and (i) exhibits to the Plan with such other conforming changes that are in furtherance of the forgoing modifications.

II. Specific Amendments

The Platte Purchase Development Plan shall be amended as follows:

Amendment No. 1: Section I of the Plan, entitled “Summary,” shall be deleted in its entirety and replaced with the following:

“The Platte Purchase Development Plan (the “Plan” or “Redevelopment Plan”) provides for the development of approximately 224,000 square feet of retail space, together with public infrastructure improvements within and adjacent to the Redevelopment Area, including street improvements, traffic signalization, trails, sanitary sewer lines and related improvements (the “Public Infrastructure Improvements” to support commercial development, including the retail space, in an area generally located at the intersection of 152 Highway and N Platte Purchase Drive, extending north along the westside of N Platte Purchase Drive to a point approximately 1,200 feet south of NW 100th Street and extending 1,200 to 3,000 feet to the west of N Platte Purchase Drive; extending north along the eastside of N Platte Purchase Drive to N Fountain Hill Drive and 1,000 feet to the east of N Platte Purchase Drive; and extending south of M-152 along the east side of N Platte Purchase Drive to approximately NW 88th Street on the south and approximately 1,200 feet east of N Platte Purchase Drive; and extending south of M-152 along the west side of N Platte Purchase Drive approximately 1,800 feet, extending 600 to 1,000 feet west of N Platte Purchase Drive including approximately 76.715 acres of land.”

It is anticipated that the road and infrastructure improvements will encourage construction of commercial development. The Redevelopment Area is 294 acres, and it will consist of three (3) Redevelopment Project Areas and, by virtue of subsequent amendments to the Plan, may include an additional five (5) separate Redevelopment Project Areas for anticipated development that will include construction of commercial and retail uses, public educational buildings and related site improvements that support such development.

The estimated Redevelopment Project Costs to implement the road and public infrastructure improvements contemplated by the Plan are approximately \$101,630,860.00 of which \$86,236,990.00 is to be reimbursed from TIF Revenue (as hereafter defined). The Reimbursable Project Costs are identified on Exhibit 4A, attached to this Plan.

According to current records at the Clay County Assessor's Office, the total initial equalized assessed valuation of the portion of the Redevelopment Area located within Clay County is approximately \$7,509,500. According to the current records at the Platte County Assessor's Office, the total initial equalized assessed valuation of the portion of the Redevelopment Area located within Platte County is approximately \$1,540,751. The current combined ad valorem property tax levy is projected to be \$8.7185 per \$100 of assessed valuation in Platte County and \$7.8418 per \$100 of assessed valuation in Clay County. The 2025 annual ad valorem tax revenue from the portion of the Redevelopment Area located in Clay County Redevelopment Area is estimated to be approximately \$588,880 and from the portion of the Redevelopment Area located in Platte County is approximately \$134,330. The total initial equalized assessed valuation of each Redevelopment Project Area will be determined prior to the time each Redevelopment Project Area is designated by Ordinance.

Pursuant to the Act, Economic Activity Taxes and Payment in Lieu of Taxes generated and collected within Redevelopment Project Areas for a twenty-three (23) year period may be used to pay reimbursable Redevelopment Project Costs.

No Payments in Lieu of Taxes deposited into the Special Allocation Fund will be used to pay or reimburse any reimbursable Redevelopment Project Costs during the period tax increment financing shall be authorized. The Payments In Lieu of Taxes generated within the Redevelopment Project Areas and deposited into the Special Allocation Fund shall be declared surplus and shall be remitted to the affected Taxing Districts in accordance with the Act.

The estimated Economic Activity Taxes generated within the Redevelopment Project Areas and the potential Redevelopment Project Areas, subject to appropriation by the City Council, that will be available to the pay reimbursable Redevelopment Project Costs are approximately \$67,458,559.

Upon the reimbursement of all reimbursable Redevelopment Project Costs, any remaining Economic Activity Taxes, subject to Section 99.850 RSMo., shall be declared surplus and remitted to the affected Taxing Districts, in accordance with the Act."

Amendment No. 2: The following term shall be incorporated under the Section entitled "Definitions" in Section I of the Plan:

"Y. "Project Improvements" approximately 224,000 square feet of retail space."

Amendment No. 3: The following term defined under the Section entitled “Definitions” in Section I. of the Plan is hereby deleted in its entirety and replaced with the following:

S. “Reimbursable Project Costs,” Eighty-Six Million, Two Hundred Thirty-Six Thousand, Nine Hundred Ninety and no/100 Dollars (\$86,236,990) of the Redevelopment Project Costs, as specifically identified on Exhibit 4A, attached hereto.”

Amendment No. 4: Section III.C. of the Plan, entitled “The Public Infrastructure Improvements,” shall be deleted in its entirety and replaced with the following paragraph:

“C. Project Improvements and Public Infrastructure Improvements. Project improvements shall consist of approximately 224,000 square feet of retail space, together with the Public Infrastructure Improvements depicted on the Site Plan, attached as Exhibit 2B, which will support commercial development, including the retail space, and will consist of the following:

1. NW 88th Street east of N Platte Purchase Drive
2. Traffic Signals
 - a. NW 88th & N Platte Purchase Drive
 - b. NW 87th Terr & N Platte Purchase Drive
3. Sanitary Sewer Extension at 6,835 linear feet along Line Creek Parkway extension and east along NW Tiffany Springs Road extension; and south of MO-152 near N Platte Purchase Drive
4. NW Tiffany Springs Road from N Platte Purchase Drive to Line Creek Parkway
5. Line Creek Regional Detention Facility (Phase 1)
6. M-152 & N Platte Purchase Drive Interchange
- 7a. N. Platte Purchase Drive from M-152 to NW 95th Street (Phase 1)
- 7a. N. Platte Purchase Drive from approximately 95th Street to Tiffany Springs Parkway (Phase 2)
- 7a. N. Platte Purchase Drive from NW 95th Street to NW 92nd Street – Turn Lane, Water Main Extension and Streetlight Installation at the intersection at NW 93rd Street (Phase 3)

- 7b. N. Platte Purchase Drive from Platte Purchase Park Entrance to NE 100th Street/Tiffany Springs Parkway
- 7c. Platte Purchase Drive from NE 108th Street/Shoal Creek Parkway to Platte Purchase Park entrance
9. Tiffany Springs Parkway from N Platte Purchase Drive west to Platte Purchase Park entrance
10. Line Creek Parkway from NW Tiffany Springs Rd to NW 93th Street (Phase 1)
Line Creek Parkway (Phase 2): from the current terminus at the future NW 93rd Street to NW 100th Street/Tiffany Springs Parkway
11. Water and Sanitary Sewer Main Extension – Water Main and Sewer extension along N. Platte Purchase Drive, South approximately 2700 feet to the entrance of Platte Purchase Park, and including Water and Sewer Main extensions within Platte Purchase Park
12. Twin Creeks Village West CID Infrastructure, which shall be located west of Platte Purchase Drive and shall consist of (A) mass grading from approximately 720 feet north and approximately 1,930 feet south of Tiffany Springs Road, (B) Site Work Sitework approximately 610 feet north of Tiffany Springs Road and approximately 1,470 feet west of Platte Purchase Drive, together with (C) roadway improvements, new drive approaches, modifications to Platte Purchase Drive medians, public water, sewer, and other utility improvements.
13. Twin Creeks Village West CID Infrastructure, which shall be located at the southwest corner of Tiffany Springs Parkway and west of Platte Purchase Drive and which shall consist of sitework, new drive approaches, traffic signalization earthwork, public water, sewer, and other utilities improvements, new public roads connecting Platte Purchase, Tiffany Springs, and City owned soccer complex and a $\frac{3}{4}$ Interchange.
14. Twin Creeks Village East CID Infrastructure, which shall be located at the southeast corner of Fountain Hill Drive and Platte Purchase Drive and which Tiffany Springs Parkway and west of Platte Purchase Drive and which shall consist of sitework, new drive approaches, traffic signalization

earthwork, public water, sewer, and other utilities improvements.

15. Trails

- Twin Creeks Trail System – Segment 2NW 95th Street to NW 100th Street
- Twin Creeks Trail System – Segment 3 NW 100th Street to Second Creek Tributary – 1,400’
- Twin Creeks Trail System – Segment 4 Second Creek Tributary to NW 108th Street 3,348’
- Twin Creeks Trail System – Segment 5 Second Creek to Platte Purchase Park 3,255’
- Twin Creeks Trail System – Segment 6 - within Platte Purchase Park, 2,900’
- Twin Creeks Trail System – Segment 7 – N. Holly Street to N. Platte Purchase Drive 2,750’”

Amendment No. 5: Section IV.A. of the Plan, entitled “Estimated Redevelopment Project Costs,” shall be deleted in its entirety and replaced with the following paragraph:

“A. Estimated Redevelopment Project Costs. The total cost to the Redeveloper to implement the Public Infrastructure Improvements, undertaken on behalf of the City and, which will be dedicated to the City upon completion, is estimated to be \$101,630,860.00. The Reimbursable Project Costs in the estimated amount of \$86,236,990.00 are identified on Exhibit 4A, attached hereto.

The Commission and City have determined that certain planning and special services expenses of the Commission and City (“Administrative Expenses”), which are not direct Redevelopment Project Costs, are nonetheless reasonable and necessary for the administration of the Plan by the City and Commission and are incidental costs to the Plan. The incidental costs will be recovered by the Commission and City from the Special Allocation Fund in an amount equal to 5% of Economic Activity Taxes paid annually into the Special Allocation Fund.”

Amendment No. 6: The first paragraph of Section IV.D. of the Plan, entitled “Economic Activity Taxes,” shall be deleted in its entirety and replaced with the following paragraph:

“D. Economic Activity Taxes. The projected Economic Activity Taxes to be deposited in the Special Allocation Fund, in accordance with the Act, during the time Tax Increment Financing remains in effect, with respect to the Redevelopment Project Area, is \$67,458,559 as shown in Exhibit 5, attached hereto, all of which will be made available, upon annual appropriation by the City, to pay eligible Reimbursable Project Costs, in accordance with the Redevelopment Agreement.”

Amendment No. 7: Section V. of the Plan, entitled “MOST RECENT EQUALIZED ASSESS VALUATION,” shall be deleted in its entirety and replaced with the following:

V. MOST RECENT EQUALIZED ASSESSED VALUATION

According to current records at the Clay County Assessor’s Office, the total initial equalized assessed value of the property within the Redevelopment Area located within Clay County is approximately \$7,509,500. According to the current records at the Platte County Assessor’s Office, the total initial equalized assessed valuation of the portion of the Redevelopment Area located within Platte County is approximately \$1,540,751. The current combined ad valorem property tax levy is projected to be \$8.7185 per \$100 of assessed valuation in Platte County and \$7.8418 per \$100 of assessed valuation in Clay County. The 2025 annual ad valorem tax revenue from the portion of the Redevelopment Area located in Clay County Redevelopment Area is estimated to be approximately \$588,880, and from the portion of the Redevelopment Area located in Platte County is approximately \$134,330. The total initial equalized assessed valuation of each Redevelopment Project Area will be determined prior to the time each such Redevelopment Project Area is designated by Ordinance.

Amendment No. 8: Section VI. of the Plan, entitled “Estimated Equalized Assessed Valuation After Redevelopment,” shall be deleted in its entirety and replaced with the following:

“VI. ESTIMATED EQUALIZED ASSESSED VALUATION AFTER REDEVELOPMENT

When the Project Improvements and Public Infrastructure Improvements, together with all real property located within the Redevelopment Project Areas, have been completed, the total assessed valuation of the Redevelopment Area is estimated to be \$9,050,251. The estimated increase in assessed valuation is shown on Exhibit 5 of the Plan.”

Amendment No. 9: Section XVII. of the Plan, entitled “Redevelopment Agreement,” shall be deleted in its entirety and replaced with the following:

“I. REDEVELOPMENT AGREEMENT

Upon approval of this Plan, the Commission and Redeveloper(s) will enter into a Redevelopment Agreement(s), which will include, among other things, provisions relative to the following:

1. Implementation of the Plan;
2. Reporting of Economic Activity Taxes;
3. MBE/WBE, Workforce and Prevailing Wage policies of the City;
4. The Commission’s Relocation Plan;
5. Certification of Costs and Reimbursement Policy; and
7. Certificate of Completion and Compliance Policy.
8. Parameters for the issuance of Obligations;
9. Interest Policy;

10. Annual Progress Reporting;
11. Procedures for the Payment of Prevailing Wages; and
12. Environmental Policy.”

Amendment No. 10: Exhibit 1B of the Plan, entitled Project Areas – Legal Description, shall be deleted in its entirety and replaced with Exhibit 1B, attached hereto.

Amendment No. 11: Exhibit 2A of the Plan, entitled Map – Redevelopment Plan and Project Areas, shall be deleted in its entirety and replaced with Exhibit 2A, attached hereto.

Amendment No. 12: Exhibit 3 of the Plan, entitled Specific Objectives of the Plan, shall be deleted in its entirety and replaced with Exhibit 3, attached hereto.

Amendment No. 13: Exhibit 4A of the Plan, entitled Estimated Redevelopment Costs, shall be deleted in its entirety and replaced with Exhibit 4A, attached hereto.

Amendment No. 14: Exhibit 4B of the Plan, entitled Redevelopment Schedule, shall be deleted in its entirety and replaced with Exhibit 4B, attached hereto.

Amendment No. 15: Exhibit 5 of the Plan, entitled Estimated Annual Increase in Assessed Value and Projected Economic Activity Taxes, shall be deleted in its entirety and replaced with Exhibit 5, attached hereto.

Amendment No. 16: Exhibit 6 of the Plan, entitled Estimated Sources and Uses of Funds, shall be deleted in its entirety and replaced with Exhibit 6, attached hereto.

Amendment No. 17: Exhibit 7 of the Plan, entitled Tax Impact Analysis, shall be deleted in its entirety and replaced with Exhibit 6, attached hereto.

Amendment No 10

Exhibit 1B

Legal Description

Platte Purchase Redevelopment District
Project Area A

Property Description:

A tract of land in the Fractional Southwest and Fractional Northwest Quarter of Section 3 and 10, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Northwest Corner of the Fractional Southwest Quarter of Section 3, in Kansas City, Platte County, Missouri; thence South 00°28'49" West, along the West line of said Fractional Southwest Quarter, 1,939.40 feet; thence South 89°31'11" East, 839.96 feet to a point on the South right-of-way line of US Highway 152 as now established, said point also being the Point of Beginning of the tract of land to be herein described; thence North 66°25'22" East, along said South right-of-way line, 543.46 feet; thence South 35°22'54" East, 126.41 feet; thence South 89°58'50" East, 445.16 feet; thence Southerly along a curve to the left having an initial tangent bearing of South 28°56'53" West with a radius of 550.00 feet, a central angle of 28°55'43" and an arc distance of 277.69 feet; thence South 00°01'10" West, 320.74 feet; thence Southerly along a curve to the left being tangent to the last described course with a radius of 550.00 feet, a central angle of 22°21'03" and an arc distance of 214.55 feet to a point on the North right-of-way line of NW 88th Street, as now established; thence South 66°18'18" West, along said North right-of-way line, 23.97 feet; thence Westerly, continuing along said North right-of-way line, on a curve to the right, being tangent to the last described course with a radius of 1,448.00 feet, a central angle of 25°29'57" and an arc distance of 644.42 feet; thence North 88°11'45" West, continuing along said North right-of-way line, 202.44 feet; thence North 89°58'34" West, continuing along said North right-of-way line, 89.52 feet; thence North 89°27'28" West, continuing along said North right-of-way line, 75.38 feet to a point on the East right-of-way line of N Platte Purchase Drive, as now established; thence North 03°02'24" East, along said East right-of-way line, 345.85 feet; thence North 00°53'33" East, continuing along said East right-of-way line, 240.00 feet; thence North 01°29'22" East, continuing along said East right-of-way line, 220.37 feet to the Point of Beginning. Containing 875,439 square feet or 20.10 acres, more or less.

Platte Purchase Redevelopment District
Project Area C

Property Description:

A tract of land in the Fractional Northwest Quarter and the Fractional Southwest Quarter of Section 3, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Northwest corner of the Fractional Southwest Quarter of Section 3 in Kansas City, Platte County, Missouri; thence South 00°28'49" West, along the West line of said Fractional Southwest Quarter of Section 3 in Platte County, 151.93 feet; thence South 89°29'58" East, 800.13 feet to a point on the South right-of-way line of NW Fountain Hills Drive, as now established, said point also being the Point of Beginning of the tract of land to be herein described; thence North 64°09'55" East, along said South right-of-way line, 455.89 feet; thence Northeasterly, continuing along said South right-of-way line, along a curve to the left, being tangent to the last described course with a radius of 513.50 feet, a central angle of 18°28'03" and an arc distance of 165.51 feet to a point on the West line of FOUNTAIN HILLS SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 18°29'23" East, along said West line, 631.79 feet to the Northwest corner of, FOUNTAIN HILLS FIFTH PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 18°29'23" East, along the West line of said FOUNTAIN HILLS FIFTH PLAT, 426.21 feet to a point on the North right-of-way line of US Highway 152, as now established; South 64°18'53" West, along said North right-of-way line, 215.20 feet; thence South 76°12'10" West, continuing along said North right-of-way line, 582.47 feet; thence North 57°48'33" West, continuing along said North right-of-way line, 111.65 feet; thence North 02°31'27" West, continuing along said North right-of-way line, 335.60 feet to a point on the East right-of-way line of N Platte Purchase Drive, as now established; thence North 00°53'33" East, along said East right-of-way line, 200.00 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the left, being tangent to the last described course with a radius of 800.00 feet, a central angle of 17°54'12" and an arc distance of 249.98 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the right, having a common tangent with the last described course with a radius of 86.00 feet, a central angle of 38°27'12" and an arc distance of 57.72 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the left, having a common tangent with the last described course with a radius of 99.00 feet, a central angle of 16°43'10" and an arc distance of 28.89 feet; thence Northeasterly, continuing along said East right-of-way line, on a curve to the right, having a common tangent with the last described course with a radius of 20.00 feet, a central angle of 59°26'33" and an arc distance of 20.75 feet to the Point of Beginning. Containing 745,093 square feet or 17.10 acres, more or less.

Platte Purchase Redevelopment District
Project Area E
Lutjen No. 16084
Date: April 26, 2016

Property Description:

A tract of land in the Fractional West Half of Section 3 and the East Half of Section 4, both in Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri being bounded and described as follows: Commencing at the Northwest corner of Fractional Southwest Quarter of said Section 3; thence South 00°28'49" West, 252.85 feet to the Point of Beginning of the tract of land to be herein described; thence South 89°34'42" West, 809.56 feet; thence North 64°55'01" East, 326.01 feet; thence North 43°23'28" East, 608.14 feet; thence North 59°54'28" East, 189.74 feet to a point on the West right-of-way line of N Platte Purchase Drive, as now established; thence Southeasterly, along said West right-of-way line, on a curve to the left, having an initial tangent bearing of South 30°05'32" East with a radius of 800.00 feet, a central angle of 24°31'37" and an arc distance of 342.46 feet; thence South 54°37'09" East, continuing along said West right-of-way line, 152.93 feet; thence Southeasterly, continuing along said West right-of-way line, on a curve to the right, being tangent to the last described course with a radius of 700.00 feet, a central angle of 25°24'25" and an arc distance of 310.41 feet; thence South 60°47'16" West, 21.05 feet; thence South 64°09'55" West, 57.11 feet; thence Westerly, along a curve to the right, being tangent to the last described course with a radius of 660.00 feet, a central angle of 20°19'09" and an arc distance of 234.06 feet; thence South 89°34'42" West, 333.06 feet to the Point of Beginning. Containing 473,267 square feet or 10.86 acres, more or less.

Amendment No. 11

Exhibit 2A

Map Redevelopment Plan and Project Areas



Amendment No. 12

Exhibit 3

Specific Objectives of the Plan

1. To development approximately 224,000 square feet of retail improvements.
2. Construct public infrastructure and utility improvements within the Plan area that will promote development within and around the Plan area.
3. Create opportunities for competitive private investment and business development within and around the Plan Area.
4. To enhance the tax base by promoting development of the Redevelopment Plan Area to its highest and best economic use, benefit taxing districts and encourage private investment within the Plan area and surrounding areas.
5. To stimulate construction employment opportunities and increase demand for secondary and support services for the surrounding areas.

Amendment No. 13

Exhibit 4A

Estimated Redevelopment Project Costs

Exhibit 4A
Platte Purchase Redevelopment District

Estimated Redevelopment Costs

Public Improvement Name	Public Improv. Length (LF)	Estimated Pub. Imp. Budget	Potential Funding	From Other Sources	Reimbursable Project Costs	Public Improvement Description
PRIVATE PROJECT IMPROVEMENTS						
Costco			\$14,292,312	Private		
Flood & Décor			\$5,293,690	Private		
Coopers Hawk			\$4,814,845	Private		
			\$10,108,535			
STREET AND PUBLIC IMPROVEMENT PROJECTS - COMPLETED						
1/2A NW 88th Street and Traffic Signal - Professional Services		\$ 110,585.00			\$ 110,585.00	
1/2A NW 88th Street and Traffic Signal - Construction	1,500	\$ 978,415.00			\$ 978,415.00	Widening of NW 88th Street and median reconstruction
STREET AND PUBLIC IMPROVEMENT PROJECTS - UNDER CONSTRUCTION AND/OR CURRENT PROJECTS						
3/4/7a/10/6/TS1/11 NW TSR, M152 & N Platte Purchase Interchange, N Platte Purchase Dr, Line Creek Pkwy, Sanitary Sewer		\$ 14,900,000.00			\$ 14,900,000.00	
3 Sanitary Sewer Extension	6,835					Sanitary Sewer Extension at 6,835 linear feet along Line Creek Parkway extension and east along NW Tiffany Springs Road extension; and south of MO-152 near N Platte Purchase Drive
4 NW Tiffany Springs Road Roundabout (2 lane)	3600					NW Tiffany Springs Road from N Platte Purchase Drive to Line Creek Parkway
7a N Platte Purchase Drive - Phase 1	2000					One roundabout at each end of Tiffany Springs Rd
10 Line Creek Parkway - Phase 1	1000					N Platte Purchase Drive from M152 to NW 95th Street
Water Main Extension						
6 M152 & N Platte Purchase Dr Interchange						
Ramp Improvements		\$ 6,330,000.00			\$ 6,330,000.00	
Signals and Intersection Improvements		\$ 2,302,000.00			\$ 2,302,000.00	
7c N. Platte Purchase Drive, between NE 108th Street and Platte Purchase Park	2700	\$ 3,993,000.00	\$ 298,870.00 \$ 2,100,000.00 \$ 293,000.00	Private Sources KCMO KCMO	\$ 1,301,130.00	
TS1 Twin Creeks Trail System - Segment 1	6100	\$ 1,338,000.00	\$ 1,000,000.00	Platte Co/KCMO	\$ 338,000.00	
11 Water and Sanitary Sewer Main Extension	2700	\$ 2,300,000.00	\$ 1,166,000.00	Water Dept/Fed	\$ 1,134,000.00	Water Main and Sewer extension along N. Platte Purchase Drive, South approximately 2700 feet to the entrance of Platte Purchase Park, and including Water and Sewer Main extensions within Platte Purchase Park
STREET AND PUBLIC IMPROVEMENT PROJECTS - FUTURE PROJECTS						
2B Traffic Signal - NW 87th Terr & N Platte Purchase Dr		\$ 468,000.00			\$ 468,000.00	Traffic Signal and ADA Intersection upgrades per KCMO req.
5 Line Creek Regional Detention Facility (Phase 1)						East fork of Line Creek Regional Detention Facility - Phase 1 of Upper Basin
Basin Embankment and Grading		\$ 1,500,000.00	\$ 800,000.00	PIAC/WSD	\$ 700,000.00	
Basin Outfall		\$ 770,000.00	\$ 340,000.00	DFA Account	\$ 430,000.00	
Sanitary Sewer Upgrades (per WSD)		\$ 399,000.00			\$ 399,000.00	
		\$ 2,669,000.00	\$ 1,140,000.00		\$ 1,529,000.00	
7a N Platte Purchase Drive - Phase 2 between 100th Street and 95th Street (Inclusive of Water Main E	4500	\$ 12,365,000.00			\$ 12,365,000.00	
Design		\$ 900,000.00			\$ 900,000.00	
Soft Costs		\$250,000			\$ 250,000.00	
		\$ 13,515,000.00			\$ 13,515,000.00	
7a N Platte Purchase Drive - Phase 3		\$ 485,000.00			\$ 485,000.00	
7b N. Platte Purchae Drive, between Platte Purchase Park Entrance and NE. 100th Street (inclusive of t	2600	\$ 8,400,000.00			\$ 8,400,000.00	
Design		\$ 700,000.00			\$ 700,000.00	
Soft Costs		\$100,000			\$ 100,000.00	
		\$ 9,200,000.00	\$ -		\$ 9,200,000.00	
9 Tiffany Springs Parkway	2600	\$ 4,302,000.00			\$ 4,302,000.00	Tiffany Springs Parkway from N Platte Purchase Drive west to Platte Purchase Park entrance
10 Line Creek Parkway - Phase 2	4409	\$ 7,439,208.00			\$ 7,439,208.00	Line Creek Parkway: from the current terminus at the future NW 93rd Street north to NW 100th Street/NW Tiffany Springs Parkway.
Water Main Extension		\$ 916,095.00			\$ 916,095.00	
Roundabout		\$ 2,158,000.00			\$ 2,158,000.00	
		\$ 10,513,303.00			\$ 10,513,303.00	
Twin Creeks Village West CID Infrastructure -W of Platte Purchase DR and including Mass Grading						
12 North and South of Tiffany Springs RD						
Site Work (North of Tiffany Springs RD & west of Platte Purchase DR)		\$ 332,358.00			\$ 332,358.00	
Site Work (South of Tiffany Springs RD & west of Platte Purchase DR)		\$ 1,595,708.00			\$ 1,595,708.00	
Utilities, and Related Costs**		\$ 396,314.00			\$ 396,314.00	
Roadways and Related Costs**		\$ 145,438.00			\$ 145,438.00	
Soft Costs (Permits, Interest and other related fees)		\$ 285,000.00			\$ 285,000.00	
		\$ -			\$ -	
Design		\$ 106,500.00			\$ 106,500.00	
		\$ 2,861,318.00			\$ 2,861,318.00	
Twin Creeks Village West CID Infrastructure -						
13 SWC of Tiffany Springs RD & West of Platte Purchase DR						
Site Work		\$ 4,118,355.00			\$ 4,118,355.00	
Utilities and Related Costs**		\$ 903,640.00			\$ 903,640.00	
Roadways and Related Costs**		\$ 4,043,965.00			\$ 4,043,965.00	
Traffic Signal and 3/4 Access interchange		\$ 750,000.00			\$ 750,000.00	
Soft Cost (permits, interest, and other related fees)		\$ 165,000.00			\$ 165,000.00	
Contingency		\$ 300,520.00			\$ 300,520.00	
Design		\$ 298,800.00			\$ 298,800.00	
		\$ 10,580,280.00			\$ 10,580,280.00	
Twin Creeks Village East CID Infrastructure -						
14 SEC of Fountain Hills DR & Platte Purchase DR						
Site Work		\$ 715,707.00			\$ 715,707.00	
Utilities and Related Costs**		\$ 636,205.00			\$ 636,205.00	
Roadways and Related Costs**		\$ 540,060.00			\$ 540,060.00	
Traffic Signal		\$ 100,000.00			\$ 100,000.00	
Soft Costs (permits, Interst and other related fees)		\$ 102,387.00			\$ 102,387.00	
Landscaping		\$ 6,000.00			\$ 6,000.00	
Design		\$ 126,600.00			\$ 126,600.00	
		\$ 2,226,959.00			\$ 2,226,959.00	
Twin Creeks Trail System						
TS2 Twin Creeks Trail System - Segment 2 - NW 95th Street to NW 100th Street	3975	\$ 2,358,000.00	\$ 1,850,000.00	Platte Co/KCMO	\$ 508,000.00	
TS3 Twin Creeks Trail System - Segment 3 - NW 100th Street to Second Creek Tributary	1,400	\$ 1,720,000.00	\$ 1,566,000.00	Platte Co/KCMO	\$ 154,000.00	
TS4 Twin Creeks Trail System - Segment 4 - Second Creek Tributary to NW 108th Street	3348	\$ 2,320,000.00	\$ 2,320,000.00	Platte Co/KCMO	\$ -	
TS5 Twin Creeks Trail System - Segment 5 - Second Creek to Platte Purchase Park	3255	\$ 2,380,000.00	\$ 2,380,000.00	Platte Co/KCMO	\$ -	
TS6 Twin Creeks Trail System - Segment 6 - within Platte Purchase Park	2900	\$ 800,000.00	\$ 800,000.00	Platte Co/KCMO	\$ -	
TS7 Twin Creeks Trail System - Segment 7 - N. Holly Street to N. Platte Purchase Drive	2750	\$ 480,000.00	\$ 480,000.00	Hunt Midwest / KCMO	\$ -	
		\$ 10,058,000.00	\$ 9,396,000.00		\$ 662,000.00	
COMMISSION EXPENSES						
A. Legal		\$ 500,000.00			\$ 500,000.00	
B. Plan Admin, Staff Time, Misc.		\$ 150,000.00			\$ 150,000.00	
		\$ 650,000.00			\$ 650,000.00	
OTHER EXPENSES						
A. Legal		\$ 600,000.00			\$ 600,000.00	
B. Construction Period Interest		\$ 500,000.00			\$ 500,000.00	
* C. Arterial Impact Fees		\$ 750,000.00			\$ 750,000.00	
		\$ 1,850,000.00			\$ 1,850,000.00	
Projected Total		\$ 101,630,860.00	\$ 39,794,717.00		\$ 86,236,990.00	

Project budgets include professional services, hard construction cost, utility relocations, right of way acquisition (if required) and contingency; provided, however, such contingency shall not exceed 5% of the construction, utility and right of way

Budgets for [Projects 1-14](#) include developer's project management fees, which shall not exceed 5% of the related construction costs.

* Arterial Street Impact Fees of \$250,000 for Public Infrastructure Improvements essential to the preparation of Redevelopment Project A and located in Arterial Street Impact Fee Benefit District E; and the first \$500,000 of Arterial Street Impact Fees for Public Infrastructure Improvements essential to the preparation of Redevelopment Project B and also located in Arterial Street Impact Fee Benefit District E, and for Public Infrastructure Improvements essential to the preparation of Redevelopment Project Areas C and D each located in Arterial Street Impact Fee Benefit District A. Each Arterial Impact Fee Benefit Area is depicted on the Site Plans attached as Exhibit 2A to the Plan.

** Related costs for utility and roadway construction involve right-of-way and easement survey and staking.

Amendment No. 14

Exhibit 4B

Redevelopment Schedule

Platte Purchase Redevelopment District Redevelopment Schedule

<u>Public Imp. Number</u>	<u>Public Infrastructure Improvement Name</u>	<u>Substantially Complete**</u>
1	NW 88th Street	2017
2A	Traffic Signal - NW 88th & N Platte Purchase Dr	2017
2B	Traffic Signal - NW 87th Terr & N Platte Purchase Dr	*
3	Sanitary Sewer Extension	2021
4	NW Tiffany Springs Road	2021
5	Line Creek Regional Detention Facility - Phase 1	*
6	M152 & N Platte Purchase Dr Interchange	2022
7A	N Platte Purchase Drive - Phase 1	2021
7A	N Platte Purchase Drive - Phase 2	*
7A	N Platte Purchase Drive - Phase 3	*
7B	N Platte Purchase Drive	*
7C	N Platte Purchase Drive	2023
9	Tiffany Springs Parkway	*
10	Line Creek Parkway - Phase 1	2021
10	Line Creek Parkway - Phase 2	2028
11	Water and Sanitary Sewer Main Extension	2023
12	Infrastructure at the NWC of NW Tiffany Springs Road and N Platte Purchase Drive	2023
13	Infrastructure at the SWC of NW Tiffany Springs Road and N Platte Purchase Drive	*
14	Infrastructure at the SEC of NW Fountain Hills Drive and N Platte Purchase Drive	*
TS	Twin Creeks Trail System	
TS1	Twin Creeks Trail System - Segment 1	
TS2	Twin Creeks Trail System - Segment 2	
TS3	Twin Creeks Trail System - Segment 3	
TS4	Twin Creeks Trail System - Segment 4	
TS5	Twin Creeks Trail System - Segment 5	
TS6	Twin Creeks Trail System - Segment 6	*
TS7	Twin Creeks Trail System - Segment 7	

* Public Improvements will be completed as revenue is available and development occurs; provided, however, all Public Infrastructure Improvements shall be completed within twenty-three (23) years of the last approved Redevelopment Project Area by Ordinance.

**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.

Amendment No. 15

Exhibit 5

**Estimated Increases in Assessed Value and Resulting Payments in Lieu of Taxes and
Projected Economic Activity Taxes**

The Industrial Development Authority of Kansas City, MO
Revenue Bonds
(Platte Purchase TIF Project)
Series 2025

DEVELOPMENT SUMMARY					
Tenant	Project Area	SF	Stabilized Taxable Sales	Opening Date	Sales/ SF
Project Area					
Costco	A	148,000	\$ 190,000,000	5/1/2017	\$ 1,284
Floor & Décor	C	65,000	\$ 20,000,000	1/1/2025	\$ 308
Cooper's Hawk	E	11,040	\$ 10,000,000	1/1/2025	\$ 906
Total			\$ 220,000,000		

APPLICABLE TAX RATES		Area A	Area C	Area E
Sales Taxes	Total	Total	Total	Total
Clay County		0.8750%	0.8750%	
Platte County*				1.2500%
Kansas City Public Mass Transportation		0.4625%	0.4625%	0.4625%
Kansas City Capital Improvements		1.0000%	1.0000%	1.0000%
KC Fire		0.2500%	0.2500%	0.2500%
KC Public Safety		0.2500%	0.2500%	0.2500%
KC Parks and Recreation		0.5000%	0.5000%	0.5000%
KC Zoo District		0.1250%	0.1250%	
Total Sales Tax Subject to TIF		3.4625%	3.4625%	3.7125%
Restaurant Gross Receipts Tax		2.0000%	2.0000%	2.0000%
Total Sales Tax on Food Service Sales		5.4625%	5.4625%	5.7125%
DOR Fees & Discounts		3.0000%	3.0000%	3.0000%
TIF Commission Fee		5.0000%	5.0000%	5.0000%
1% CID Sales Tax (Area B Only)			1.0000%	1.0000%
District Revenues Captured?		Yes	No	

TIF TIMING			
	Area A	Area C	Area E
TIF Activation	4/26/2017	10/31/2024	10/31/2024
TIF Termination	4/26/2040	10/31/2047	10/31/2047

AREA A HISTORY		
CY	Receipts	Imputed Sales
2020	\$ 1,754,375	\$ 110,147,525
2021	\$ 2,097,268	\$ 131,675,920
2022	\$ 2,530,866	\$ 158,899,130
2023	\$ 2,644,651	\$ 166,043,065
2024	\$ 2,903,942	\$ 182,322,526
2025	\$ 1,569,971	\$ 98,569,836 <--January - May 2025

Source: EMMA Continuing Disclosure Filings

*Certain portions of the Platte County sales tax rate may not be eligible for TIF capture.

The Industrial Development Authority of Kansas City, MO
Revenue Bonds
(Platte Purchase TIF Project)
Series 2025

Sales Growth: 1.50%

HISTORICAL REVENUES + PROJECTIONS

Tax Year	Taxable Sales					TIF EATS - General Sales*				
	Area A		Area C		Area E		Aggregate			
	Costco	Floor & Décor	Cooper's Hawk	Total	Area A	Area C	Area E	Aggregate		
2020	\$ 110,147,525	\$ -	\$ -	\$ 110,147,525	\$ 1,754,375	\$ -	\$ -	\$ 1,754,375		
2021	\$ 131,675,920	\$ -	\$ -	\$ 131,675,920	\$ 2,097,268	\$ -	\$ -	\$ 2,097,268		
2022	\$ 158,899,130	\$ -	\$ -	\$ 158,899,130	\$ 2,530,866	\$ -	\$ -	\$ 2,530,866		
2023	\$ 166,043,065	\$ -	\$ -	\$ 166,043,065	\$ 2,644,651	\$ -	\$ -	\$ 2,644,651		
2024	\$ 182,322,526	\$ -	\$ -	\$ 182,322,526	\$ 2,903,942	\$ -	\$ -	\$ 2,903,942		
2025	\$ 190,000,000	\$ 20,000,000	\$ 10,000,000	\$ 220,000,000	\$ 3,026,225	\$ 318,550	\$ 170,775	\$ 3,515,550		
2026	\$ 192,850,000	\$ 20,300,000	\$ 10,150,000	\$ 223,300,000	\$ 3,071,618	\$ 323,328	\$ 173,337	\$ 3,568,283		
2027	\$ 195,742,750	\$ 20,604,500	\$ 10,302,250	\$ 226,649,500	\$ 3,117,693	\$ 328,178	\$ 175,937	\$ 3,621,807		
2028	\$ 198,678,891	\$ 20,913,568	\$ 10,456,784	\$ 230,049,243	\$ 3,164,458	\$ 333,101	\$ 178,576	\$ 3,676,135		
2029	\$ 201,659,075	\$ 21,227,271	\$ 10,613,636	\$ 233,499,981	\$ 3,211,925	\$ 338,097	\$ 181,254	\$ 3,731,277		
2030	\$ 204,683,961	\$ 21,545,680	\$ 10,772,840	\$ 237,002,481	\$ 3,260,104	\$ 343,169	\$ 183,973	\$ 3,787,246		
2031	\$ 207,754,220	\$ 21,868,865	\$ 10,934,433	\$ 240,557,518	\$ 3,309,005	\$ 348,316	\$ 186,733	\$ 3,844,054		
2032	\$ 210,870,533	\$ 22,196,898	\$ 11,098,449	\$ 244,165,881	\$ 3,358,640	\$ 353,541	\$ 189,534	\$ 3,901,715		
2033	\$ 214,033,591	\$ 22,529,852	\$ 11,264,926	\$ 247,828,369	\$ 3,409,020	\$ 358,844	\$ 192,377	\$ 3,960,241		
2034	\$ 217,244,095	\$ 22,867,800	\$ 11,433,900	\$ 251,545,795	\$ 3,460,155	\$ 364,227	\$ 195,262	\$ 4,019,645		
2035	\$ 220,502,757	\$ 23,210,817	\$ 11,605,408	\$ 255,318,982	\$ 3,512,058	\$ 369,690	\$ 198,191	\$ 4,079,939		
2036	\$ 223,810,298	\$ 23,558,979	\$ 11,779,489	\$ 259,148,766	\$ 3,564,739	\$ 375,236	\$ 201,164	\$ 4,141,138		
2037	\$ 227,167,453	\$ 23,912,363	\$ 11,956,182	\$ 263,035,998	\$ 3,618,210	\$ 380,864	\$ 204,182	\$ 4,203,255		
2038	\$ 230,574,964	\$ 24,271,049	\$ 12,135,524	\$ 266,981,538	\$ 3,672,483	\$ 386,577	\$ 207,244	\$ 4,266,304		
2039	\$ 234,033,589	\$ 24,635,115	\$ 12,317,557	\$ 270,986,261	\$ 3,727,570	\$ 392,376	\$ 210,353	\$ 4,330,299		
2040	\$ 237,544,093	\$ 25,004,641	\$ 12,502,321	\$ 275,051,055	\$ 1,261,161	\$ 398,261	\$ 213,508	\$ 1,872,931		
2041	\$ 241,107,254	\$ 25,379,711	\$ 12,689,855	\$ 279,176,820		\$ 404,235	\$ 216,711			
2042	\$ 244,723,863	\$ 25,760,407	\$ 12,880,203	\$ 283,364,473		\$ 410,299	\$ 219,962			
2043	\$ 248,394,721	\$ 26,146,813	\$ 13,073,406	\$ 287,614,940		\$ 416,453	\$ 223,261			
2044	\$ 252,120,642	\$ 26,539,015	\$ 13,269,507	\$ 291,929,164		\$ 422,700	\$ 226,610			
2045	\$ 255,902,451	\$ 26,937,100	\$ 13,468,550	\$ 296,308,101		\$ 429,041	\$ 230,009			
2046	\$ 259,740,988	\$ 27,341,157	\$ 13,670,578	\$ 300,752,723		\$ 435,476	\$ 233,459			
2047	\$ 263,637,103	\$ 27,751,274	\$ 13,875,637	\$ 305,264,014		\$ 368,340	\$ 197,468			
Total	\$ 5,172,777,292	\$ 544,502,873	\$ 272,251,436	\$ 5,989,531,601	\$ 51,745,064	\$ 8,598,901	\$ 4,609,880	\$ 60,519,820		
				\$ 3,086,310,178						

* TIF EATs do not include the amount captured by the CID

** CID revenues include the revenues captured by the TIF

Historical Revenue Source: EMMA Continuing Disclosure Filings

The Industrial Development Authority of Kansas City, MO
Revenue Bonds
(Platte Purchase TIF Project)
Series 2025

HISTORICAL REVENUES + PROJECTIONS

Tax Year	TIF EATs - Restaurant*					Total TIF EATs*					CID Revenues**				
	Area A	Area C	Area E			Area A	Area C	Area E			Area A	Area C	Area E		
	Costco	Floor & Décor	Cooper's Hawk	Aggregate		Costco	Floor & Décor	Cooper's Hawk	Aggregate		Costco	Floor & Décor	Cooper's Hawk	Aggregate	
2020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,754,375	\$ -	\$ -	\$ 1,754,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,097,268	\$ -	\$ -	\$ 2,097,268	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,530,866	\$ -	\$ -	\$ 2,530,866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,644,651	\$ -	\$ -	\$ 2,644,651	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,903,942	\$ -	\$ -	\$ 2,903,942	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ -	\$ -	\$ 92,000	\$ 92,000	\$ -	\$ 3,026,225	\$ 318,550	\$ 262,775	\$ 3,607,550	\$ -	\$ 94,500	\$ 46,000	\$ 140,500	\$ -	\$ -
2026	\$ -	\$ -	\$ 93,380	\$ 93,380	\$ -	\$ 3,071,618	\$ 323,328	\$ 266,717	\$ 3,661,663	\$ -	\$ 95,918	\$ 46,690	\$ 142,608	\$ -	\$ -
2027	\$ -	\$ -	\$ 94,781	\$ 94,781	\$ -	\$ 3,117,693	\$ 328,178	\$ 270,717	\$ 3,716,588	\$ -	\$ 97,356	\$ 47,390	\$ 144,747	\$ -	\$ -
2028	\$ -	\$ -	\$ 96,202	\$ 96,202	\$ -	\$ 3,164,458	\$ 333,101	\$ 274,778	\$ 3,772,337	\$ -	\$ 98,817	\$ 48,101	\$ 146,918	\$ -	\$ -
2029	\$ -	\$ -	\$ 97,645	\$ 97,645	\$ -	\$ 3,211,925	\$ 338,097	\$ 278,900	\$ 3,828,922	\$ -	\$ 100,299	\$ 48,823	\$ 149,122	\$ -	\$ -
2030	\$ -	\$ -	\$ 99,110	\$ 99,110	\$ -	\$ 3,260,104	\$ 343,169	\$ 283,083	\$ 3,886,356	\$ -	\$ 101,803	\$ 49,555	\$ 151,358	\$ -	\$ -
2031	\$ -	\$ -	\$ 100,597	\$ 100,597	\$ -	\$ 3,309,005	\$ 348,316	\$ 287,330	\$ 3,944,651	\$ -	\$ 103,330	\$ 50,298	\$ 153,629	\$ -	\$ -
2032	\$ -	\$ -	\$ 102,106	\$ 102,106	\$ -	\$ 3,358,640	\$ 353,541	\$ 291,639	\$ 4,003,821	\$ -	\$ 104,880	\$ 51,053	\$ 155,933	\$ -	\$ -
2033	\$ -	\$ -	\$ 103,637	\$ 103,637	\$ -	\$ 3,409,020	\$ 358,844	\$ 296,014	\$ 4,063,878	\$ -	\$ 106,454	\$ 51,819	\$ 158,272	\$ -	\$ -
2034	\$ -	\$ -	\$ 105,192	\$ 105,192	\$ -	\$ 3,460,155	\$ 364,227	\$ 300,454	\$ 4,124,837	\$ -	\$ 108,050	\$ 52,596	\$ 160,646	\$ -	\$ -
2035	\$ -	\$ -	\$ 106,770	\$ 106,770	\$ -	\$ 3,512,058	\$ 369,690	\$ 304,961	\$ 4,186,709	\$ -	\$ 109,671	\$ 53,385	\$ 163,056	\$ -	\$ -
2036	\$ -	\$ -	\$ 108,371	\$ 108,371	\$ -	\$ 3,564,739	\$ 375,236	\$ 309,536	\$ 4,249,510	\$ -	\$ 111,316	\$ 54,186	\$ 165,502	\$ -	\$ -
2037	\$ -	\$ -	\$ 109,997	\$ 109,997	\$ -	\$ 3,618,210	\$ 380,864	\$ 314,179	\$ 4,313,252	\$ -	\$ 112,986	\$ 54,998	\$ 167,984	\$ -	\$ -
2038	\$ -	\$ -	\$ 111,647	\$ 111,647	\$ -	\$ 3,672,483	\$ 386,577	\$ 318,891	\$ 4,377,951	\$ -	\$ 114,681	\$ 55,823	\$ 170,504	\$ -	\$ -
2039	\$ -	\$ -	\$ 113,322	\$ 113,322	\$ -	\$ 3,727,570	\$ 392,376	\$ 323,675	\$ 4,443,620	\$ -	\$ 116,401	\$ 56,661	\$ 173,062	\$ -	\$ -
2040	\$ -	\$ -	\$ 115,021	\$ 115,021	\$ -	\$ 1,261,161	\$ 398,261	\$ 328,530	\$ 1,987,952	\$ -	\$ 118,147	\$ 57,511	\$ 175,658	\$ -	\$ -
2041	\$ -	\$ -	\$ 116,747	\$ 116,747	\$ -		\$ 404,235	\$ 333,458	\$ 737,693	\$ -	\$ 119,919	\$ 58,373	\$ 178,292	\$ -	\$ -
2042	\$ -	\$ -	\$ 118,498	\$ 118,498	\$ -		\$ 410,299	\$ 338,460	\$ 748,758	\$ -	\$ 121,718	\$ 59,249	\$ 180,967	\$ -	\$ -
2043	\$ -	\$ -	\$ 120,275	\$ 120,275	\$ -		\$ 416,453	\$ 343,536	\$ 759,990	\$ -	\$ 123,544	\$ 60,138	\$ 183,681	\$ -	\$ -
2044	\$ -	\$ -	\$ 122,079	\$ 122,079	\$ -		\$ 422,700	\$ 348,689	\$ 771,390	\$ -	\$ 125,397	\$ 61,040	\$ 186,437	\$ -	\$ -
2045	\$ -	\$ -	\$ 123,911	\$ 123,911	\$ -		\$ 429,041	\$ 353,920	\$ 782,960	\$ -	\$ 127,278	\$ 61,955	\$ 189,233	\$ -	\$ -
2046	\$ -	\$ -	\$ 125,769	\$ 125,769	\$ -		\$ 435,476	\$ 359,229	\$ 794,705	\$ -	\$ 129,187	\$ 62,885	\$ 192,072	\$ -	\$ -
2047	\$ -	\$ -	\$ 127,656	\$ 127,656	\$ -		\$ 368,340	\$ 325,124	\$ 693,464	\$ -	\$ 131,125	\$ 63,828	\$ 194,953	\$ -	\$ -
Total	\$ -	\$ -	\$ 2,504,713	\$ 2,504,713	\$ -	\$ 51,745,064	\$ 8,598,901	\$ 7,114,594	\$ 67,458,559	\$ -	\$ 2,572,776	\$ 1,252,357	\$ 3,825,133	\$ -	\$ -

* TIF EATs do not include the amount captured by the CID

** CID revenues include the revenues captured by the TIF

Historical Revenue Source: EMMA Continuing Disclosure Filings

The Industrial Development Authority of Kansas City, MO
Revenue Bonds
(Platte Purchase TIF Project)
Series 2025

HISTORICAL REVENUES + PROJECTIONS					
Tax Year	Total Revenues				
	Area A	Area C	Area E		Aggregate
	Costco	Floor & Décor	Cooper's Hawk		
2020	\$ 1,754,375	\$ -	\$ -	\$	1,754,375
2021	\$ 2,097,268	\$ -	\$ -	\$	2,097,268
2022	\$ 2,530,866	\$ -	\$ -	\$	2,530,866
2023	\$ 2,644,651	\$ -	\$ -	\$	2,644,651
2024	\$ 2,903,942	\$ -	\$ -	\$	2,903,942
2025	\$ 3,026,225	\$ 413,050	\$ 308,775	\$	3,748,050
2026	\$ 3,071,618	\$ 419,246	\$ 313,407	\$	3,804,271
2027	\$ 3,117,693	\$ 425,534	\$ 318,108	\$	3,861,335
2028	\$ 3,164,458	\$ 431,917	\$ 322,879	\$	3,919,255
2029	\$ 3,211,925	\$ 438,396	\$ 327,723	\$	3,978,044
2030	\$ 3,260,104	\$ 444,972	\$ 332,638	\$	4,037,714
2031	\$ 3,309,005	\$ 451,647	\$ 337,628	\$	4,098,280
2032	\$ 3,358,640	\$ 458,421	\$ 342,692	\$	4,159,754
2033	\$ 3,409,020	\$ 465,298	\$ 347,833	\$	4,222,151
2034	\$ 3,460,155	\$ 472,277	\$ 353,050	\$	4,285,483
2035	\$ 3,512,058	\$ 479,361	\$ 358,346	\$	4,349,765
2036	\$ 3,564,739	\$ 486,552	\$ 363,721	\$	4,415,012
2037	\$ 3,618,210	\$ 493,850	\$ 369,177	\$	4,481,237
2038	\$ 3,672,483	\$ 501,258	\$ 374,715	\$	4,548,455
2039	\$ 3,727,570	\$ 508,777	\$ 380,335	\$	4,616,682
2040	\$ 1,261,161	\$ 516,408	\$ 386,040	\$	2,163,610
2041	\$ -	\$ 524,154	\$ 391,831	\$	915,985
2042	\$ -	\$ 532,017	\$ 397,708	\$	929,725
2043	\$ -	\$ 539,997	\$ 403,674	\$	943,671
2044	\$ -	\$ 548,097	\$ 409,729	\$	957,826
2045	\$ -	\$ 556,318	\$ 415,875	\$	972,194
2046	\$ -	\$ 564,663	\$ 422,113	\$	986,777
2047	\$ -	\$ 499,465	\$ 388,951	\$	888,417
Total	\$ 51,745,064	\$ 11,171,678	\$ 8,366,950	\$	71,283,691

* TIF EATs do not include the amount captured by the CID

** CID revenues include the revenues captured by the TIF

Historical Revenue Source: EMMA Continuing Disclosure Filings

Estimated Equalized Assessed Value of Redevelopment Project Areas

	RPA - A	RPA - C	RPA - E
Activation	2017	2024	2024
2025	\$ 5,139,070	\$ 2,370,430	\$ 1,540,751
2026	\$ 5,241,851	\$ 2,417,839	\$ 1,571,566
2027	\$ 5,241,851	\$ 2,417,839	\$ 1,571,566
2028	\$ 5,346,688	\$ 2,466,195	\$ 1,602,997
2029	\$ 5,346,688	\$ 2,466,195	\$ 1,602,997
2030	\$ 5,453,622	\$ 2,515,519	\$ 1,635,057
2031	\$ 5,453,622	\$ 2,515,519	\$ 1,635,057
2032	\$ 5,562,695	\$ 2,565,830	\$ 1,667,758
2033	\$ 5,562,695	\$ 2,565,830	\$ 1,667,758
2034	\$ 5,673,949	\$ 2,617,146	\$ 1,701,114
2035	\$ 5,673,949	\$ 2,617,146	\$ 1,701,114
2036	\$ 5,787,428	\$ 2,669,489	\$ 1,735,136
2037	\$ 5,787,428	\$ 2,669,489	\$ 1,735,136
2038	\$ 5,903,176	\$ 2,722,879	\$ 1,769,839
2039	\$ 5,903,176	\$ 2,722,879	\$ 1,769,839
2040		\$ 2,777,337	\$ 1,805,235
2041		\$ 2,777,337	\$ 1,805,235
2042		\$ 2,832,883	\$ 1,841,340
2043		\$ 2,832,883	\$ 1,841,340
2044		\$ 2,889,541	\$ 1,878,167
2045		\$ 2,947,332	\$ 1,915,730
2046		\$ 2,947,332	\$ 1,915,730
2047		\$ 3,006,278	\$ 1,954,045

This table reflects actual assessed value of property within each redevelopment project area in year 2025, and estimated out to the natural expiration of each redevelopment project area.

*These estimates are based on a bi-yearly increase in assessed valuation of 2%.

Amendment No. 16

Exhibit 6

Sources and Uses of Funds

Other Sources*	\$39,794,717
Amount of Reimbursable Costs from Economic Activity Taxes	\$67,458,559
TOTAL	\$101,630,860

B. BONDS The total estimated amount of Economic Activity Taxes during the period Tax Increment Financing is authorized and available to fund reimbursable Redevelopment Project Costs and Administrative Costs in the Act is approximately \$67,458,559. The Commission may dedicate part or these entire amounts to help support the issuance of bonds.

*Other sources may include contributions from Public Improvements Advisory Committee (PIAC), Kansas City Water Services, Platte County, Line Creek Regional Detention Development Contributions and Federal Grants

Amendment No. 17

Exhibit 7

Tax Impact Analysis

Cost-Benefit Summary - 23-year analysis
Per-capita impacts calculated at 100% of total average revenues and costs.

Benefits	City of Kansas City	Clay County	Mental Health Fund	DDRB	Blind Pension Fund	Kansas City Public Library	Kansas City Zoo District	Platte R-III	Metro Community Colleges	State of Missouri
Sales Taxes:	\$ 5,382,706	\$ 2,240,699	--	--	--	--	\$ -	--	--	\$ 8,635,933
Property Taxes:	\$ 4,369,100	\$ 128,335	\$ 307,503	\$ 400,572	\$ 102,551	\$ 1,077,606	--	\$ 17,016,170	\$ 617,436	\$ -
Income Taxes:	\$ 928,010	--	--	--	--	--	--	--	--	\$ 3,243,685
Other Revenues:	\$ 3,986,826	\$ 613,093	\$ 933	\$ 25,847	\$ 20,775	\$ 15,661	\$ 34,709	\$ 254,142	\$ 341,761	\$ 8,697,860
Total Revenues:	\$ 14,666,642	\$ 2,982,127	\$ 308,436	\$ 426,419	\$ 123,326	\$ 1,093,267	\$ 34,709	\$ 17,270,312	\$ 959,197	\$ 20,577,478
Costs										
Costs for Services:	\$ 4,209,191	\$ 762,275	\$ 31,958	\$ 45,635	\$ 18,736	\$ 96,428	\$ -	\$ 878,351	\$ 449,311	\$ 15,526,527
Incentives:	\$ 2,528,631	\$ 296,458	\$ -	\$ -	\$ -	\$ -	\$ 34,709	\$ -	\$ -	\$ 32,216
Total Costs:	\$ 6,737,822	\$ 1,058,733	\$ 31,958	\$ 45,635	\$ 18,736	\$ 96,428	\$ 34,709	\$ 878,351	\$ 449,311	\$ 15,558,742
Net Cost/Benefit										
Public Benefits:	\$ 14,666,642	\$ 2,982,127	\$ 308,436	\$ 426,419	\$ 123,326	\$ 1,093,267	\$ 34,709	\$ 17,270,312	\$ 959,197	\$ 20,577,478
Public Costs & Incentives:	\$ 6,737,822	\$ 1,058,733	\$ 31,958	\$ 45,635	\$ 18,736	\$ 96,428	\$ 34,709	\$ 878,351	\$ 449,311	\$ 15,558,742
Net Benefits (Costs):	\$ 7,928,820	\$ 1,923,394	\$ 276,478	\$ 380,785	\$ 104,590	\$ 996,839	\$ -	\$ 16,391,961	\$ 509,886	\$ 5,018,736
Present Value of Public Benefits:	\$ 10,078,226	\$ 2,044,226	\$ 200,116	\$ 278,817	\$ 81,810	\$ 710,655	\$ 25,589	\$ 11,217,129	\$ 652,027	\$ 14,625,817
Present Value of Incentives:	\$ 1,867,751	\$ 219,970	\$ -	\$ -	\$ -	\$ -	\$ 25,589	\$ -	\$ -	\$ 32,216

Cost-Benefit Summary - 23-year analysis
Per-capita impacts calculated at 100% of total average revenues and costs.

Benefits	City of Kansas City	Platte County	Mental Health Fund	DDRB	Blind Pension Fund	Kansas City Public Library	Kansas City Zoo District	Platte R-III	Metro Community Colleges	State of Missouri
Sales Taxes:	\$ 2,769,694	\$ 1,113,592	--	--	--	--	\$ 123,732	--	--	\$ 4,212,892
Property Taxes:	\$ 1,766,882	\$ 194,326	\$ 94,367	\$ 113,147	\$ 35,271	\$ 370,720	--	\$ 5,759,591	\$ 212,411	\$ -
Income Taxes:	\$ 948,010	--	--	--	--	--	--	--	--	\$ 3,323,463
Other Revenues:	\$ 3,986,826	\$ 613,093	\$ 933	\$ 25,847	\$ 20,775	\$ 15,661	\$ 82,424	\$ 254,142	\$ 341,761	\$ 8,697,860
Total Revenues:	\$ 9,471,412	\$ 1,921,010	\$ 95,300	\$ 138,994	\$ 56,046	\$ 386,381	\$ 206,156	\$ 6,013,733	\$ 554,172	\$ 16,234,215
Costs										
Costs for Services:	\$ 4,209,191	\$ 762,275	\$ 31,958	\$ 45,635	\$ 18,736	\$ 96,428	\$ -	\$ 878,351	\$ 449,311	\$ 15,526,527
Incentives:	\$ 3,957,891	\$ 566,980	\$ -	\$ -	\$ -	\$ -	\$ 80,999	\$ -	\$ -	\$ 32,216
Total Costs:	\$ 8,167,082	\$ 1,329,255	\$ 31,958	\$ 45,635	\$ 18,736	\$ 96,428	\$ 80,999	\$ 878,351	\$ 449,311	\$ 15,558,742
Net Cost/Benefit										
Public Benefits:	\$ 9,471,412	\$ 1,921,010	\$ 95,300	\$ 138,994	\$ 56,046	\$ 386,381	\$ 206,156	\$ 6,013,733	\$ 554,172	\$ 16,234,215
Public Costs & Incentives:	\$ 8,167,082	\$ 1,329,255	\$ 31,958	\$ 45,635	\$ 18,736	\$ 96,428	\$ 80,999	\$ 878,351	\$ 449,311	\$ 15,558,742
Net Benefits (Costs):	\$ 1,304,331	\$ 591,755	\$ 63,342	\$ 93,360	\$ 37,310	\$ 289,952	\$ 125,157	\$ 5,135,383	\$ 104,862	\$ 675,473
Present Value of Public Benefits:	\$ 6,893,063	\$ 1,416,210	\$ 63,571	\$ 94,421	\$ 38,800	\$ 258,759	\$ 153,519	\$ 4,021,069	\$ 393,106	\$ 11,995,699
Present Value of Incentives:	\$ 2,942,714	\$ 423,432	\$ -	\$ -	\$ -	\$ -	\$ 60,606	\$ -	\$ -	\$ 32,216



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Ordinance 250962

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 Ninth Amendment to the Platte Purchase Development Plan; approving a Financing Agreement among the City, the TIF Commission, Twin Creek Village East Community Improvement District and The Industrial Development Authority of the City of Kansas City, Missouri.

Discussion

the Ninth Amendment provides for modifications to the (a) description of the Redevelopment Projects and Redevelopment Project Areas, (b) description of the Project Improvements and Public Improvements, (c) Specific Objectives of the Plan, (d) Estimated Budget of Redevelopment Projects, (e) most recent equalized assessed value of the of the Redevelopment Projects Areas, (f) estimated equalized assessed valuation after redevelopment, (g) Sources Funds described by the Plan, (h) Cost-Benefit Analysis and (i) exhibits to the Plan with such other conforming changes that are in furtherance of the forgoing modifications.

The ordinance would also authorize the City Manager to negotiate and execute a Financing Agreement among the City, the Commission, Twin Creek Village East Community Improvement District, and the Authority and all such other documents, certificates and instruments as may be necessary or desirable to effectuate the issuance of the Bonds related to 9th Amendment.

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.
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 legislation does not appropriate funds

Citywide Business Plan (CWB) 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

July 28, 2016, the City Council passed Ordinance No. 160415 approving the Plan. Redevelopment Plan has been amended eight times by Ordinance No. 170971 on December 14, 2017, by Ordinance No. 190264 on April 18, 2019, by Ordinance No. 200205, on October 17, 2019, by Ordinance No. 200205 on April 16, 2020, , by Ordinance No. 200709 on September 17, 2020, by Ordinance No. 210889 on October 7, 2021, by Ordinance No. 220346 on May 5, 2022 and by Ordinance No. 240888 on October 31, 2024

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
None 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?
Allows for revenue streams to be identified and utilized by the Plan.
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:

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

Yes(Press tab after selecting)

List the three (3) lowest bidders in addition to the selected bidder.
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 #: 250963

ORDINANCE NO. 250963

Sponsor: Councilmember Melissa Patterson Hazley

Approving a modification of the incentivized project construction timeline for the Wheatley-Provident Hospital at 1826 Forest.

WHEREAS, the City Council initially approved the Wheatley-Provident Hospital Urban Renewal Plan (“The Plan”) by Ordinance No. 210546 on July 1, 2021, to eliminate and prevent the spread, development and recurrence of the blighted conditions within the Wheatley-Provident Hospital Urban Renewal Area (“Plan Area”); and

WHEREAS, pursuant to Land Clearance Redevelopment Authority (“LCRA”) Resolution No. 07-03-21 dated July 28, 2021, the LCRA selected 1826 Forest RE Holdings, L.L.C., (the “Developer”) for a project located at 1826 Forest Ave (“Project Area”) and approved a ten year abatement of the increase in property taxes at 100%; and

WHEREAS, on April 13, 2023, Council approved Ordinance No. 230316, enacting Code § 74-12, which provides default construction timelines for incentivized projects; and

WHEREAS, LCRA initially established a completion date of December 21, 2023 which was later extended; and

WHEREAS, the construction delay for the Project is due to design changes and cost increases driven by a need to provide highly specialized design standards to the intended tenant; and

WHEREAS, the project will entail the stabilization and redevelopment of the Wheatley-Provident Hospital building to house health care/tech/life sciences, research and development, and other related uses; and

WHEREAS, the Council believes that the public purpose supporting the Project remains unchanged and the incentives remain appropriate; and

WHEREAS, Code § 74-12 provides that Council may modify the construction timelines for projects; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That pursuant to Code § 74-12, the timeline for the substantial completion of the Wheatley-Provident Hotel Project, located at 1826 Forest Ave, is hereby modified to require substantial completion by June 30, 2027.

..end

Approved as to form:

Emalea Kohler
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Ordinance 250963

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 a modification of the incentivized project construction timeline for the Wheatley-Provident Hospital at 1826 Forest.

Discussion

The City Council initially approved the Wheatley-Provident Hospital Urban Renewal Plan ("The Plan") by Ordinance No. 210546 on July 1, 2021, to eliminate and prevent the spread, development and recurrence of the blighted conditions within the Wheatley-Provident Hospital Urban Renewal Area ("Plan Area"). Pursuant to Land Clearance Redevelopment Authority ("LCRA") Resolution No. 07-03-21 dated July 28, 2021, the LCRA selected 1826 Forest RE Holdings, L.L.C., (the "Developer") for a project located at 1826 Forest Ave ("Project Area") and approved a ten year abatement of the increase in property taxes at 100%; and on April 13, 2023, Council approved Ordinance No. 230316, enacting Code § 74-12, which provides default construction timelines for incentivized projects. LCRA initially established a completion date of December 21, 2023 which was later extended. the construction delay for the Project is due to design changes and cost increases driven by a need to provide highly specialized design standards to the intended tenant the project will entail the stabilization and redevelopment of the Wheatley-Provident Hospital building to house health care/tech/life sciences, research and the Council believes that the public purpose supporting the Project remains unchanged and the incentives remain appropriate; and Code § 74-12 provides that Council may modify the construction timelines for project.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
This legislation does not appropriate any funds
3. How does the legislation affect the current fiscal year?

This legislation does not appropriate any funds

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

This resolution does not appropriate any funds.

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)

This legislation does not appropriate any 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?
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

Ordinance 210546, 230316

Service Level Impacts

To be determined.

Other Impacts

1. What will be the potential health impacts to any affected groups?
To be determined
2. How have those groups been engaged and involved in the development of this ordinance?
Unknown.
3. How does this legislation contribute to a sustainable Kansas City?
Yes
4. Does this legislation create or preserve new housing units?
Please Select (Press tab after selecting)

No
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)



Legislation Text

File #: 250964

ORDINANCE NO. 250964

Sponsor: City Manager's Office

Estimating revenue in the amount of \$31,569,602.00 in the Capital Improvements Grant Fund, Fund No. 3091 and appropriating the same to the Roy Blunt Luminary Park Project; authorizing the Director of Finance to close accounts upon project completion; authorizing the City Manager to act as the City's representative to accept cost share dollars and execute a cost share agreement with the Missouri Highways and Transportation Commission (MHTC) related to the Roy Blunt Luminary Park/South Loop Link; authorizing the City Manager to execute an airspace agreement on behalf of the City of Kansas City, Missouri, with the Missouri Highways and Transportation Commission (MHTC) for the Roy Blunt Luminary Park/South Loop Link Project and Bartle Hall; designating requisitioning authority and recognizing this ordinance as having an accelerated effective date.

WHEREAS, on August 1, 2024, the City Council approved Committee Substitute for Ordinance No. 240602 authorizing the City Manager to submit an application for the MoDOT Partnership Development Cost Share Program for which the City was successful in obtaining funds not to exceed \$31,569,602.00 for the Roy Blunt Luminary Park/South Loop Link Project; and

WHEREAS, on December 9, 1990, City Council approved Ordinance No. 900660 and on March 27, 2005, City Council approved Ordinance No. 050300, authorizing the execution of agreements with the Missouri Highway and Transportation Commission authorizing the use of the air space over highway right of way for the Bartle Hall expansions; and

WHEREAS, the Roy Blunt Luminary Park will require authorization of the use of additional air space over highway right of way immediately adjacent to Bartle Hall so it is proposed to enter into a single air space agreement with the Missouri Highway and Transportation Department that will supersede the 1990 and 2005 agreements and apply to the area covered by the entire project NOW, THEREFORE;

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Estimating revenue in the amount of \$31,569,602.00 in Fund No. 3091 in the following account:

26-3091-107040-476479-10LUMINARYPK	Luminary Park	\$31,569,602.00
------------------------------------	---------------	-----------------

Section 2. That the sum of \$31,569,602.00 is hereby appropriated in Fund No. 3091, to the following account:

26-3091-107040-B-10LUMINARYPK	Luminary Park	\$31,569,602.00
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Section 3. That the Director of Finance is hereby authorized to close accounts upon project completion

Section 4. That the City Manager is hereby authorized to execute a cost share agreement on behalf of the City of Kansas City, Missouri, with the Missouri Highways and Transportation Commission (MHTC) for the Roy Blunt Luminary Park/South Loop Link Project.

Section 5. That the City Manager is hereby authorized to execute an airspace agreement on behalf of the City of Kansas City, Missouri, with the Missouri Highways and Transportation Commission (MHTC) for the Roy Blunt Luminary Park/South Loop Link Project and Bartle Hall.

Section 6. That the City Manager is hereby designated as requisitioning authority for Account No. 26-3091-107040-B-10LUMINARYPK.

Section 7. That this ordinance, relating to the design, repair, maintenance or construction of a public improvement, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(D) of the City Charter and shall take effect in accordance with Section 503, City Charter.
..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the forgoing 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.

William Choi
Interim Director of Finance

Approved as to form:

Dusin E. Johnson
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: [Click or tap here to enter TMP-#.](#)

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

Estimating revenue in the amount of \$31,569,602.00 in the Capital Improvements Grant Fund, Fund No. 3091 and appropriating the same to the Roy Blunt Luminary Park Project; authorizing the Director of Finance to close accounts upon project completion; authorizing the City Manager to act as the City's representative to accept cost share dollars and execute a cost share agreement with the Missouri Highways and Transportation Commission (MHTC) related to the Roy Blunt Luminary Park/South Loop Link; authorizing the City Manager to execute an airspace agreement on behalf of the City of Kansas City, Missouri, with the Missouri Highways and Transportation Commission (MHTC) for the Roy Blunt Luminary Park/South Loop Link Project and Bartle Hall; designating requisitioning authority and recognizing this ordinance as having an accelerated effective date.

Discussion

On August 1, 2024, the City Council approved Committee Substitute for Ordinance No. 240602 authorizing the City Manager to submit an application for the MoDOT Partnership Development Cost Share Program for which the City was successful in obtaining funds not to exceed \$31,569,602 for the Roy Blunt Luminary Park/South Loop Link Project.

On December 9, 1990, City Council approved Ordinance No. 900660 and on March 27, 2005, City Council approved Ordinance No. 020300, authorizing the execution of agreements with the Missouri Highway and Transportation Commission authorizing the use of the air space over highway right of way for the Bartle Hall expansions.

The Roy Blunt Luminary Park will require authorization of the use of additional air space over highway right of way immediately adjacent to Bartle Hall so it is proposed to enter into a single air space agreement with the Missouri Highway and Transportation Department that will supersede the 1990 and 2005 agreements and apply to the area covered by the entire project.

Funding for the Project has been received from federal, state, city and private contributions.

Funding Source	Amount
Missouri Dept of Economic Development #1	\$28,600,000
Missouri Dept of Economic Development #2	\$15,000,000
Surface Transportation Block Agreement	\$28,600,000
MoDOT cost share funds	\$31,569,602
Convention and Sports Complex Fund Appropriation (Ordinance 230477)	\$10,000,000
Taxable Special Obligation Bond Series 2026A	\$15,080,817
Private Funding	\$29,000,000
Total Funding	\$157,850,419

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No

2. What is the funding source?
Capital Grants Fund
26-3091-107040-B-10LUMINARYPK Luminary Park \$31,569,602.00

3. How does the legislation affect the current fiscal year?
This ordinance accepts grant funds from MoDOT specifically for this project.

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?
This ordinance accepts grant funds from MoDOT specifically for this project.

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 receives grant funding from MoDot and appropriates those same funds to the project.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☒ Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - ☐ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - ☐ Build on existing strengths while developing a comprehensive transportation plan for the future.
 - ☒ Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
 - ☐ Ensure adequate resources are provided for continued maintenance of existing infrastructure.
 - ☐ Focus on delivery of safe connections to schools.

Prior Legislation

240225, 240642, 241029, 250809

Service Level Impacts

Once constructed this project will improve access to green spaces and park amenities for surrounding neighborhoods and Kansas City as a whole.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Once constructed this project will increase the tree canopy and vegetation in the area of the park thus improving the air quality of it location.
2. How have those groups been engaged and involved in the development of this ordinance?
For the project four public meetings and over 20 community, neighborhood and pop-up events were held related to this project from 2023 to 2025.
3. How does this legislation contribute to a sustainable Kansas City?
This project will increase the tree canopy and vegetation in the area of the park.
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:
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)



LEDGER GROUP: **REVENUE**

Estimating revenue in the amount of \$31,569,602 in the Capital Improvement Grant Fund and appropriating the same to the Roy Blunt Luminary Park Project			
APPROVED BY:	DATE	APPROVED BY: Finance	DATE
Kitty Steffens	6/29/2025	Jonathan Lecuyer	10/29/2025



Legislation Text

File #: 250966

ORDINANCE NO. 250966

Sponsor: Mayor Quinton Lucas

Amending Chapter 48, Code of Ordinances, by repealing Section 48-51, Chronic nuisance, and enacting in lieu thereof a new section of like number and subject matter.

WHEREAS, Section 48-51, Chronic nuisance, of the City's Code provides an administrative remedy for City, relying on documentation compiled by the Kansas City Police Department, to address recurring illegal activities on or associated with a particular property by ordering such owner to take reasonable efforts to abate and, if they fail to do so, conducting a hearing to determine the existence of a chronic nuisance and impose an appropriate remedy to protect public safety; and

WHEREAS, the public health, safety and welfare of the City would be better served if Section 48-51 were modified to permit City to more adequately address such public safety concerns by additionally relying upon reports from licensed private security services providers and the City's Multidisciplinary Public Safety Task Force, and to respond to the relatively greater threat to public safety that violent offenses present within an expedited timeframe; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 48, Code of Ordinances of the City of Kansas City, Missouri, is hereby amended by repealing Section 48-51, Chronic nuisance, and enacting in lieu thereof a new section of like number and subject matter, to read as follows:

Sec. 48-51. Chronic nuisance.

(a) *Chronic nuisance unlawful.* It shall be unlawful for any owner or occupant, as defined in section 48-1, of any property, premise, lot, tract or parcel of land to cause, permit, encourage or allow a chronic nuisance to exist upon said property. A chronic nuisance is hereby declared to be a public nuisance. Notwithstanding a violation of this or any other section of this Code, the City may address the conduct prohibited in this section by filing a complaint for legal or injunctive relief in the appropriate court of competent jurisdiction.

(b) *Definitions.*

- (1) *Chronic nuisance.* A chronic nuisance is the use of any property, premise, lot, tract or parcel of land, or any structure or portion of structure thereon, for any of the following activity occurring on that property or any structure or portion of structure thereon, or that is associated with the property and which presents a continuing danger to public safety:
- a. Illegal use, possession or distribution of drug or drug paraphernalia as defined in section 50-201 or otherwise by the laws of the city or the state; or
 - b. Illegal use of marijuana as defined by the laws of the city or the state; or
 - c. Illegal possession, use or sale of firearms or weapons as defined in article VIII of chapter 50 or otherwise by the laws of the city or the state; or
 - d. Prostitution or patronizing prostitution, as defined in section 50-72 or otherwise by the laws of the city or the state; or
 - e. Drinking alcoholic beverages in public places as defined in section 50-152 or otherwise by the laws of the city or the state; or
 - f. Disorderly conduct defined in section 50-164 or otherwise by the laws of the city or the state; or
 - g. Attempting bodily injury as defined in section 50-168 or otherwise by the laws of the city or the state; or
 - h. Engaging in, or aiding or abetting, a drag race, speed competition or exhibition of speed or acceleration, sideshow or burnout as defined in section 70-365 or otherwise by the laws of the city or the state; or
 - i. Raising wheels while operating a motor vehicle in violation of section 70-308 or as otherwise prohibited by the laws of the city or the state; or
 - j. Operating a motor vehicle that is not manufactured for operation on public streets and highways and is not lawfully registered or otherwise permitted by law to operate on a public street or highway, including any all-terrain vehicle operating in violation of section 70-749 and any motorcycle designed for off-road use and not licensed for operation on a public street or highway; or
 - k. Any other activity that constitutes a felony or misdemeanor under federal or state law.
 - l. Provided, however, that the grounds for determining a chronic nuisance violation for the purposes of this section do not include any request for

police protection or any police intervention in the face of a threat or a perceived threat to person or property, or any request for the assistance of the police to enforce a court order, including, but not limited to, circumstances in which the conviction, request for assistance or other police intervention arises from an incident relating to domestic violence, dating violence, sexual assault or stalking against any person at or near the premises.

- (2) *Continuing danger to public safety.* Pending a determination by the Director of the Neighborhood Services Department pursuant to paragraph (c)(3) that the nuisance activities have been abated or the property owner is making reasonable efforts toward abatement, or pending a final determination of chronic nuisance by the Chronic Nuisance Board pursuant to paragraph (e)(2) of this section, it shall be presumed that the activities described in paragraph (b)(1) of this section present a continuing danger to public safety whenever the City Police Department, a licensed private security services provider or the City's Multidisciplinary Public Safety Task Force has responded to the same property for such activity(ies):
 - a. Three or more times during a 30-day period; or
 - b. Five or more times within a 180-day period; or
 - c. One or more times where a violent offense occurs, and the violent offense occurs within 180 days of any other such response for an activity described in paragraph (b)(1) of this section.
 - (3) *Violent offense.* For purposes of this section, a violent offense means the illegal discharge of a firearm; the killing of a human being by another; aggravated assault or battery; criminal sexual assault; or any other conduct that causes a person to suffer unconsciousness, severe bruising, severe bleeding, disability, disfigurement, and/or serious physical injury.
 - (4) *Licensed private security services provider.* For purposes of this section, a licensed private security services provider means a provider of private security services currently licensed by the Kansas City Board of Police Commissioners with the authority, limited to the private property the licensee is hired to protect during the hours hired to protect such private property and excluding the public streets of the city, to detain or apprehend suspects either committing felonies, misdemeanors, or city ordinance violations in the presence of the licensee or during the attempt to commit the same or upon probable cause to believe an offense was committed.
- (c) *Administrative procedures.*

- (1) Whenever the City Police Department, a licensed private security services provider, or the City's Multidisciplinary Public Safety Task Force responds and provides documentation for nuisance activities that establish a presumption of continuing danger to public safety pursuant to subsection (b) of this section, and the Director of the Neighborhood Services Department becomes aware of such reports, the Director of the Neighborhood Services Department shall provide written notice to the property owner and occupants that:
 - a. Identifies the property by legal and street address;
 - b. States that the property may be designated as a chronic nuisance property which may necessitate actions to abate or remove such chronic nuisance;
 - c. Describes the nuisance activities that have occurred on the property;
 - d. Orders that abatement measures must be taken by the owner, or that an agreed abatement plan be reached between the owner and the Director of the Neighborhood Services Department:
 - i. Within 30 days of the notice, if issued based on a presumption of continuing danger to public safety pursuant to sub-paragraphs (b)(2)a. or b. of this section; or
 - ii. Within 10 days of the notice, if issued based on a presumption of continuing danger to public safety pursuant to sub-paragraph (b)(2)c. of this section.
- (2) The written notice shall be delivered to the owner and the occupant(s) of the property by delivery to them personally, or by leaving notice at their usual place of abode with a member of the family over the age of 15 years, or by mail, addressed to the owner or agent and the occupant(s). If a person to whom such notice is addressed cannot be found after diligent effort to do so, service may be made upon such person by posting the notice on or about the property described in the notice, or by causing such notice to be published in a newspaper of general circulation. If the owner or occupant is a corporation, the notice shall be served upon an officer, a person in charge of any local business office, or its registered agent or any other agent authorized by appointment or required by law to receive service of process.
- (3) Upon the expiration of the applicable abatement or abatement plan period in subparagraph (c)(1)(d) of this section, the Director of the Neighborhood Services Department shall determine whether the nuisance activities have been abated. If the nuisance activities have been abated, or the property owner is making reasonable efforts toward abatement as determined by the Director of the Neighborhood Services Department, the property owner may continue to work with the Director of the Neighborhood Services Department to abate the nuisance.

If the nuisance activities have not been abated or an agreed abatement plan has not been reached, the Director of the Neighborhood Services department shall set a hearing to determine if the property is a chronic nuisance property. Notice shall be served upon the property owner and shall include the time, date, and location of the hearing and shall be served upon the property owner in the manner prescribed in paragraph (c)(2) of this section. All mortgagees of record and other interested parties known to the city, including tenants of the property known to the city, shall receive a copy of the notification.

(d) *Chronic nuisance board.*

(1) *Membership of chronic nuisance board.*

- a. There is hereby established a Chronic Nuisance Board, comprised of seven members serving a four-year term. The mayor shall appoint six members to the board, five of whom shall be employees of the city representing each of the following departments: City Planning and Development, Finance, Fire, Health and Neighborhood Services. The sixth member of the board appointed by the mayor shall be an employee of the city. The seventh member of the board shall be an employee representative within the City Police Department and recommended by the Chief of Police.
- b. The Director of the Neighborhood Services Department, or the Director's designee, shall act as secretary of the board.
- c. A representative of the City Attorney's Office shall attend all meetings held by the board.

(2) *Powers and duties of Chronic Nuisance Board.*

- a. To interpret the provisions of section 48-51.
- b. To determine if a property is a chronic nuisance and, if it is, order abatement that may include but is not limited to ordering the property closed, making a complaint to Regulated Industries Division, ordering appropriate security measures, closing and boarding the property, and/or causing special tax bills to be generated for any future calls for service described in paragraph (b)(1) of this section, excluding any call as described in subparagraph (b)(1)l. of this section.
- c. To adopt reasonable rules and regulations governing the form, method and procedures used in the filing, hearing and disposition of appeals, and for the conduct of its own business.

- d. To hear cases pertaining to chronic nuisance as defined in this section. At the hearing on the record, the party contesting the notice or the determination that the property is a chronic nuisance property shall be given the opportunity to testify and to present evidence concerning the issue. The chronic nuisance property notice, property record, and related documentation in the proper form pursuant to subsection (b) and paragraph (c)(1) of this section shall be prima facie evidence that the property is a chronic nuisance. An issued notice of violation need not be present. The board may continue the hearing to a later date to request that additional information from the Neighborhood Services Department or the recipient of the notice be presented by the appropriate parties prior to issuing a written decision.
 - e. For good cause shown, to grant extensions of time in which to comply with the provisions of this section.
 - f. To grant continuances.
 - g. To issue subpoenas compelling attendance of witnesses and production of evidence.
 - h. To administer oaths and affirmations.
 - i. To cause all hearings to be suitably recorded.
 - j. To render its decision in writing with copies to the property owner and other party(ies) entitled to notice pursuant to paragraph (c)(3) of this section, and to the director and city attorney.
 - k. The board shall have all other powers or duties which are now or may hereafter be granted to or imposed upon it by ordinance, statute or final decision of a court.
- (3) *Judicial review of decisions of chronic nuisance board.* For any decision of the Chronic Nuisance Board upon an order or action taken pursuant to this section, the occupant, owner, or the director may seek judicial review in a manner provided by law. The method of judicial review of any decision of the board shall be as provided in RSMo. chapter 536.
- (e) *Chronic nuisance hearing.*
- (1) The hearing shall be conducted by the Chronic Nuisance Board the manner prescribed in subsections (d) and (e) of this section in order to determine whether a property is a chronic nuisance property. Each interested party shall be given an opportunity to present evidence under oath and to be represented by counsel.

- (2) Following the hearing and considering all of the testimony and evidence submitted at the hearing, the Chronic Nuisance Board shall make a written determination as to whether the property is a chronic nuisance property and will consider the following in making said determination:
- a. Knowledge of the property owner of the chronic nuisance or otherwise illegal activities occurring on the property.
 - b. Nature and extent of nuisance activity associated with the property, including any violent offenses.
 - c. Whether, in the absence of closure or additional abatement efforts, the property presents a continuing danger to public safety.
 - d. Nature and extent of conditions that violate city code or federal or state law.
 - e. Actions taken by the property owner to prevent nuisance activity and to abate existing nuisance activity found to exist on the property.
 - f. The physical characteristics of the property, including the proximity of property to residential property, parks, churches, schools and playgrounds.
 - g. Whether there is harassing or intimidating conduct, as prohibited by law, by the owner, occupant(s) or person(s) frequenting the property toward persons living in the neighborhood or passing by the place. A person shall be considered to be frequenting the property if the person lives or works on the property or repeatedly visits the property.
 - h. Whether there is street or sidewalk congestion caused by the owner, occupant or persons frequenting the place, as defined in subparagraph (e)(2)f. of this section.
 - i. The impact of a chronic nuisance determination on innocent parties, such as, but not limited to, tenants of the property.
 - j. Any other evidence deemed relevant by the chronic nuisance board.
- (3) The board shall issue a final written determination within ten days of the conclusion of the hearing. If the board determines that the property owner is working to remedy the matter, the board may continue the hearing for up to 60 days before making a final determination. If the board determines that the conditions on the property constitute a chronic nuisance, the board may order the abatement of the nuisance or order any action necessary to abate the nuisance, including the closing of any structure or any part thereof on the property for a period not to exceed one year.

- (4) In determining whether the property or any portion thereof should be ordered closed as a result of the existence of a chronic nuisance, the board shall consider, in addition to all other relevant factors, the impact of the closure on innocent parties; however, the lack of knowledge of, acquiescence or participation in, or responsibility for a public nuisance on the part of the owners, lessors, lessees, mortgagees and all those persons in possession or having charge of as agent or otherwise, or having any interest in the property used in conducting or maintaining the public nuisance, shall not necessarily preclude closure of the property.
 - (5) The order issued by the board shall include the address of the property, a description of the nuisance(s), the length of time allowed for the property owner to abate the nuisance or, if the structure or any part thereof is ordered closed, the length of time of the closure and, if only a part of the structure is ordered closed, the identification of the area to be closed. Furthermore, the order will require that if the property is ordered closed, the property owner shall submit a plan of action intended to prevent the property from being a chronic nuisance property after the period of closure expires, as further described in paragraph (f)(1) of this section. The order shall also state that any costs incurred by the city in order to uphold this order, including closure of the property, will be specially assessed and shall be deemed both a personal debt against the owner as well as a lien on the property until paid.
 - (6) The order shall be mailed to the property owner and any other party(ies) entitled to notice pursuant to paragraph (c)(3) of this section. The order shall be posted on the property within 48 hours of the decision.
- (f) *Enforcement of the order.*
- (1) Within 30 days of the closure of the property, the property owner shall submit to the Director of the Neighborhood Services Department for approval a plan of action as described in paragraph (e)(5) of this section intended to prevent the property from being a chronic nuisance property after the period of closure expires. The plan shall include any lawful method of abatement and remediation as deemed applicable by the Director of the Neighborhood Services Department. If the property owner, lessor or lessee submits proof satisfactory to the board that the nuisance(s) has been abated for a period of 30 days, the board may vacate the provisions of the order directing closure or may modify said order.
 - (2) If a property or a portion thereof is ordered closed, it shall be unlawful to occupy the property ordered closed or allow the property ordered closed to be occupied during the period of closure.
 - (3) Any closure pursuant to this section shall not constitute an act of possession, ownership or control of the closed structure by the city.

- (4) If the owner does not obey the order of the board, the city shall take all appropriate steps to undertake and complete the work necessary to abate the chronic nuisance and/or close and secure the structure and shall assess the costs to the owner as a special tax bill. The special tax bill from the date of its issuance shall be deemed a personal debt against the person or persons who were the owners of record of the property at the time the city caused the nuisance thereon to be abated. If there was more than one owner of record of the property at the time the city caused the nuisance thereon to be abated, they shall be jointly and severally liable for the personal debt paid as provided in section 2-1722 of this Code. The city may initiate actions against such owner(s) to collect the personal debt if payment in full is not received before the bill becomes delinquent. The special tax bill from the date of its issuance shall also be a lien on the property until paid. Such lien may be enforced by any method appropriate for the enforcement of special assessments generally.
- (5) The owner of the property at the time an order is issued shall be responsible for complying with the order, regardless if the owner conveys the owner's interest in the property to any other person or persons after such order was issued and served.
- (6) No order to close shall relieve the owner or occupant of any property from complying with the building, fire, property maintenance and zoning codes or any other ordinance that regulates the condition or use of the premises.
- (7) In situations which are determined to be emergencies, as defined in section 48-68 of this code, the city may proceed pursuant to the emergency procedures as necessary.
- (g) *Retaliation prohibited.*
 - (1) It shall be unlawful for a landlord to terminate the lease agreement or periodic tenancy of any tenant or otherwise retaliate against any tenant because the tenant complained to the city about nuisance activities on the landlord's premises. It shall be presumed that any attempt to increase charges, reduce services, or to otherwise harass or retaliate against the tenant during the twelve-month period following receipt of the complaint by the city constitutes unlawful retaliation under this section. Such presumption shall be rebutted by the preponderance of evidence that the actions taken by the landlord were based upon good cause, such as but not limited to failure to pay rent, committing a nuisance activity as defined by this chapter, violating the terms and conditions of the lease agreement or periodic tenancy, or the necessity of closing the building in an effort to abate the chronic nuisance(s). A landlord's failure to renew a lease agreement upon expiration of such lease agreement shall not be deemed a violation of this section.

- (2) It shall be unlawful for a tenant or any other person to submit or cause to be submitted a false report(s) as defined in section 50-42 to the City Police Department alleging incidents of any of the activities identified in section 48-51(b).

(h) *Additional violations and penalties.*

- (1) It shall be unlawful for any owner or occupant, as defined in section 48-1, of any property, premise, lot, tract or parcel of land to cause, permit, encourage or allow a chronic nuisance to exist upon said property.
- (2) It shall be unlawful to use, occupy or permit the use or occupancy of any structure ordered closed through the procedures of this section.
- (3) It shall be unlawful to interfere with any entry into or upon the place by any police officer, agent or employee of the city for the purpose of closure of a structure or otherwise abating the nuisance as ordered pursuant to this section.
- (4) It shall be unlawful to remove an order posted on the property.
- (5) Any violation of this section shall be punishable as provided in section 48-72.

..end

Approved as to form:

Bret Kassen
Associate City Attorney

COMPARED VERSION
NEW ORDINANCE TO CODE BOOKS

ORDINANCE NO. 250966

Amending Chapter 48, Code of Ordinances, by repealing Section 48-51, Chronic nuisance, and enacting in lieu thereof a new section of like number and subject matter.

WHEREAS, Section 48-51, Chronic nuisance, of the City's Code provides an administrative remedy for City, relying on documentation compiled by the Kansas City Police Department, to address recurring illegal activities on or associated with a particular property by ordering such owner to take reasonable efforts to abate and, if they fail to do so, conducting a hearing to determine the existence of a chronic nuisance and impose an appropriate remedy to protect public safety; and

WHEREAS, the public health, safety and welfare of the City would be better served if Section 48-51 were modified to permit City to more adequately address such public safety concerns by additionally relying upon reports from licensed private security services providers and the City's Multidisciplinary Public Safety Task Force, and to respond to the relatively greater threat to public safety that violent offenses present within an expedited timeframe; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 48, Code of Ordinances of the City of Kansas City, Missouri, is hereby amended by repealing Section 48-51, Chronic nuisance, and enacting in lieu thereof a new section of like number and subject matter, to read as follows:

Sec. 48-51. Chronic nuisance.

(a) *Chronic nuisance unlawful.* It shall be unlawful for any owner or occupant, as defined in section 48-1, of any property, premise, lot, tract or parcel of land to cause, permit, encourage or allow a chronic nuisance to exist upon said property. A chronic nuisance is hereby declared to be a public nuisance. Notwithstanding a violation of this or any other section of this Code, the City may address the conduct prohibited in this section by filing a complaint for legal or injunctive relief in the appropriate court of competent jurisdiction.

(b) *Definitions.*

- (1) *Chronic nuisance.* A chronic nuisance is the use of any property, premise, lot, tract or parcel of land, or any structure or portion of structure thereon, for any of the following activity occurring on that property or any structure or portion of structure thereon, or that is associated with the property and which presents a continuing danger to public safety:

- a. Illegal use, possession or distribution of drug or drug paraphernalia as defined in section 50-201 or otherwise by the laws of the city or the state; or
- b. Illegal use of marijuana as defined by the laws of the city or the state; or
- c. Illegal possession, use or sale of firearms or weapons as defined in article VIII of chapter 50 or otherwise by the laws of the city or the state; or
- d. Prostitution or patronizing prostitution, as defined in section 50-72 or otherwise by the laws of the city or the state; or
- e. Drinking alcoholic beverages in public places as defined in section 50-152 or otherwise by the laws of the city or the state; or
- f. Disorderly conduct defined in section 50-164 or otherwise by the laws of the city or the state; or
- g. Attempting bodily injury as defined in section 50-168 or otherwise by the laws of the city or the state; or
- h. Engaging in, or aiding or abetting, a drag race, speed competition or exhibition of speed or acceleration, sideshow or burnout as defined in section 70-365 or otherwise by the laws of the city or the state; or
- i. Raising wheels while operating a motor vehicle in violation of section 70-308 or as otherwise prohibited by the laws of the city or the state; or
- j. Operating a motor vehicle that is not manufactured for operation on public streets and highways and is not lawfully registered or otherwise permitted by law to operate on a public street or highway, including any all-terrain vehicle operating in violation of section 70-749 and any motorcycle designed for off-road use and not licensed for operation on a public street or highway; or
- k. Any other activity that constitutes a felony or misdemeanor under federal or state law.
- l. Provided, however, that the grounds for determining a chronic nuisance violation for the purposes of this section do not include any request for police protection or any police intervention in the face of a threat or a perceived threat to person or property, or any request for the assistance of the police to enforce a court order, including, but not limited to, circumstances in which the conviction, request for assistance or other police intervention arises from an incident relating to domestic violence, dating

violence, sexual assault or stalking against any person at or near the premises.

- (2) *Continuing danger to public safety.* Pending a determination by the Director of the Neighborhood Services Department pursuant to paragraph (c)(3) that the nuisance activities have been abated or the property owner is making reasonable efforts toward abatement, or pending a final determination of chronic nuisance by the Chronic Nuisance Board pursuant to paragraph (e)(2) of this section, it shall be presumed that the activities described in paragraph (b)(1) of this section present a continuing danger to public safety whenever the City Police Department, a licensed private security services provider or the City's Multidisciplinary Public Safety Task Force has responded to the same property for such activity(ies):
 - a. Three or more times during a 30-day period; or
 - b. Five or more times within a 180-day period; or
 - c. One or more times where a violent offense occurs, and the violent offense occurs within 180 days of any other such response for an activity described in paragraph (b)(1) of this section.
- (3) *Violent offense.* For purposes of this section, a violent offense means the illegal discharge of a firearm; the killing of a human being by another; aggravated assault or battery; criminal sexual assault; or any other conduct that causes a person to suffer unconsciousness, severe bruising, severe bleeding, disability, disfigurement, and/or serious physical injury.
- (4) *Licensed private security services provider.* For purposes of this section, a licensed private security services provider means a provider of private security services currently licensed by the Kansas City Board of Police Commissioners with the authority, limited to the private property the licensee is hired to protect during the hours hired to protect such private property and excluding the public streets of the city, to detain or apprehend suspects either committing felonies, misdemeanors, or city ordinance violations in the presence of the licensee or during the attempt to commit the same or upon probable cause to believe an offense was committed.

(c) *Administrative procedures.*

- (1) Whenever the City Police Department, a licensed private security services provider, or the City's Multidisciplinary Public Safety Task Force responds and provides documentation for nuisance activities that establish a presumption of continuing danger to public safety pursuant to subsection (b) of this section, and the Director of the Neighborhood Services Department becomes aware of such reports, the Director of the Neighborhood Services Department shall provide written notice to the property owner and occupants that:

- a. Identifies the property by legal and street address;
 - b. States that the property may be designated as a chronic nuisance property which may necessitate actions to abate or remove such chronic nuisance;
 - c. Describes the nuisance activities that have occurred on the property;
 - d. Orders that abatement measures must be taken by the owner, or that an agreed abatement plan be reached between the owner and the Director of the Neighborhood Services Department:
 - i. Within 30 days of the notice, if issued based on a presumption of continuing danger to public safety pursuant to sub-paragraphs (b)(2)a. or b. of this section; or
 - ii. Within 10 days of the notice, if issued based on a presumption of continuing danger to public safety pursuant to sub-paragraph (b)(2)c. of this section.
- (2) The written notice shall be delivered to the owner and the occupant(s) of the property by delivery to them personally, or by leaving notice at their usual place of abode with a member of the family over the age of 15 years, or by mail, addressed to the owner or agent and the occupant(s). If a person to whom such notice is addressed cannot be found after diligent effort to do so, service may be made upon such person by posting the notice on or about the property described in the notice, or by causing such notice to be published in a newspaper of general circulation. If the owner or occupant is a corporation, the notice shall be served upon an officer, a person in charge of any local business office, or its registered agent or any other agent authorized by appointment or required by law to receive service of process.
- (3) Upon the expiration of the applicable abatement or abatement plan period in sub-paragraph (c)(1)(d) of this section, the Director of the Neighborhood Services Department shall determine whether the nuisance activities have been abated. If the nuisance activities have been abated, or the property owner is making reasonable efforts toward abatement as determined by the Director of the Neighborhood Services Department, the property owner may continue to work with the Director of the Neighborhood Services Department to abate the nuisance. If the nuisance activities have not been abated or an agreed abatement plan has not been reached, the Director of the Neighborhood Services department shall set a hearing to determine if the property is a chronic nuisance property. Notice shall be served upon the property owner and shall include the time, date, and location of the hearing and shall be served upon the property owner in the manner prescribed in paragraph (c)(2) of this section. All mortgagees of record and other interested parties known to the city, including tenants of the property known to the city, shall receive a copy of the notification.

(d) *Chronic nuisance board.*

(1) *Membership of chronic nuisance board.*

- a. There is hereby established a Chronic Nuisance Board, comprised of seven members serving a four-year term. The mayor shall appoint six members to the board, five of whom shall be employees of the city representing each of the following departments: City Planning and Development, Finance, Fire, Health and Neighborhood Services. The sixth member of the board appointed by the mayor shall be an employee of the city. The seventh member of the board shall be an employee representative within the City Police Department and recommended by the Chief of Police.
- b. The Director of the Neighborhood Services Department, or the Director's designee, shall act as secretary of the board.
- c. A representative of the City Attorney's Office shall attend all meetings held by the board.

(2) *Powers and duties of Chronic Nuisance Board.*

- a. To interpret the provisions of section 48-51.
- b. To determine if a property is a chronic nuisance and, if it is, order abatement that may include but is not limited to ordering the property closed, making a complaint to Regulated Industries Division, ordering appropriate security measures, closing and boarding the property, and/or causing special tax bills to be generated for any future calls for service described in paragraph (b)(1) of this section, excluding any call as described in subparagraph (b)(1)l. of this section.
- c. To adopt reasonable rules and regulations governing the form, method and procedures used in the filing, hearing and disposition of appeals, and for the conduct of its own business.
- d. To hear cases pertaining to chronic nuisance as defined in this section. At the hearing on the record, the party contesting the notice or the determination that the property is a chronic nuisance property shall be given the opportunity to testify and to present evidence concerning the issue. The chronic nuisance property notice, property record, and related documentation in the proper form pursuant to subsection (b) and paragraph (c)(1) of this section shall be prima facie evidence that the property is a chronic nuisance. An issued notice of violation need not be present. The board may continue the hearing to a later date to request that additional information from the Neighborhood Services Department or the recipient

of the notice be presented by the appropriate parties prior to issuing a written decision.

- e. For good cause shown, to grant extensions of time in which to comply with the provisions of this section.
- f. To grant continuances.
- g. To issue subpoenas compelling attendance of witnesses and production of evidence.
- h. To administer oaths and affirmations.
- i. To cause all hearings to be suitably recorded.
- j. To render its decision in writing with copies to the property owner and other party(ies) entitled to notice pursuant to paragraph (c)(3) of this section, and to the director and city attorney.
- k. The board shall have all other powers or duties which are now or may hereafter be granted to or imposed upon it by ordinance, statute or final decision of a court.

- (3) *Judicial review of decisions of chronic nuisance board.* For any decision of the Chronic Nuisance Board upon an order or action taken pursuant to this section, the occupant, owner, or the director may seek judicial review in a manner provided by law. The method of judicial review of any decision of the board shall be as provided in RSMo. chapter 536.

(e) *Chronic nuisance hearing.*

- (1) The hearing shall be conducted by the Chronic Nuisance Board the manner prescribed in subsections (d) and (e) of this section in order to determine whether a property is a chronic nuisance property. Each interested party shall be given an opportunity to present evidence under oath and to be represented by counsel.
- (2) Following the hearing and considering all of the testimony and evidence submitted at the hearing, the Chronic Nuisance Board shall make a written determination as to whether the property is a chronic nuisance property and will consider the following in making said determination:
 - a. Knowledge of the property owner of the chronic nuisance or otherwise illegal activities occurring on the property.
 - b. Nature and extent of nuisance activity associated with the property, including any violent offenses.

- c. Whether, in the absence of closure or additional abatement efforts, the property presents a continuing danger to public safety.
 - d. Nature and extent of conditions that violate city code or federal or state law.
 - e. Actions taken by the property owner to prevent nuisance activity and to abate existing nuisance activity found to exist on the property.
 - f. The physical characteristics of the property, including the proximity of property to residential property, parks, churches, schools and playgrounds.
 - g. Whether there is harassing or intimidating conduct, as prohibited by law, by the owner, occupant(s) or person(s) frequenting the property toward persons living in the neighborhood or passing by the place. A person shall be considered to be frequenting the property if the person lives or works on the property or repeatedly visits the property.
 - h. Whether there is street or sidewalk congestion caused by the owner, occupant or persons frequenting the place, as defined in subparagraph (e)(2)f. of this section.
 - i. The impact of a chronic nuisance determination on innocent parties, such as, but not limited to, tenants of the property.
 - j. Any other evidence deemed relevant by the chronic nuisance board.
- (3) The board shall issue a final written determination within ten days of the conclusion of the hearing. If the board determines that the property owner is working to remedy the matter, the board may continue the hearing for up to 60 days before making a final determination. If the board determines that the conditions on the property constitute a chronic nuisance, the board may order the abatement of the nuisance or order any action necessary to abate the nuisance, including the closing of any structure or any part thereof on the property for a period not to exceed one year.
- (4) In determining whether the property or any portion thereof should be ordered closed as a result of the existence of a chronic nuisance, the board shall consider, in addition to all other relevant factors, the impact of the closure on innocent parties; however, the lack of knowledge of, acquiescence or participation in, or responsibility for a public nuisance on the part of the owners, lessors, lessees, mortgagees and all those persons in possession or having charge of as agent or otherwise, or having any interest in the property used in conducting or maintaining the public nuisance, shall not necessarily preclude closure of the property.
- (5) The order issued by the board shall include the address of the property, a description of the nuisance(s), the length of time allowed for the property owner to abate the

nuisance or, if the structure or any part thereof is ordered closed, the length of time of the closure and, if only a part of the structure is ordered closed, the identification of the area to be closed. Furthermore, the order will require that if the property is ordered closed, the property owner shall submit a plan of action intended to prevent the property from being a chronic nuisance property after the period of closure expires, as further described in paragraph (f)(1) of this section. The order shall also state that any costs incurred by the city in order to uphold this order, including closure of the property, will be specially assessed and shall be deemed both a personal debt against the owner as well as a lien on the property until paid.

- (6) The order shall be mailed to the property owner and any other party(ies) entitled to notice pursuant to paragraph (c)(3) of this section. The order shall be posted on the property within 48 hours of the decision.

(f) *Enforcement of the order.*

- (1) Within 30 days of the closure of the property, the property owner shall submit to the Director of the Neighborhood Services Department for approval a plan of action as described in paragraph (e)(5) of this section intended to prevent the property from being a chronic nuisance property after the period of closure expires. The plan shall include any lawful method of abatement and remediation as deemed applicable by the Director of the Neighborhood Services Department. If the property owner, lessor or lessee submits proof satisfactory to the board that the nuisance(s) has been abated for a period of 30 days, the board may vacate the provisions of the order directing closure or may modify said order.
- (2) If a property or a portion thereof is ordered closed, it shall be unlawful to occupy the property ordered closed or allow the property ordered closed to be occupied during the period of closure.
- (3) Any closure pursuant to this section shall not constitute an act of possession, ownership or control of the closed structure by the city.
- (4) If the owner does not obey the order of the board, the city shall take all appropriate steps to undertake and complete the work necessary to abate the chronic nuisance and/or close and secure the structure and shall assess the costs to the owner as a special tax bill. The special tax bill from the date of its issuance shall be deemed a personal debt against the person or persons who were the owners of record of the property at the time the city caused the nuisance thereon to be abated. If there was more than one owner of record of the property at the time the city caused the nuisance thereon to be abated, they shall be jointly and severally liable for the personal debt paid as provided in section 2-1722 of this Code. The city may initiate actions against such owner(s) to collect the personal debt if payment in full is not received before the bill becomes delinquent. The special tax bill from the date of its issuance shall also be a lien on the property until paid. Such lien may be enforced by any method appropriate for the enforcement of special assessments generally.

- (5) The owner of the property at the time an order is issued shall be responsible for complying with the order, regardless if the owner conveys the owner's interest in the property to any other person or persons after such order was issued and served.
- (6) No order to close shall relieve the owner or occupant of any property from complying with the building, fire, property maintenance and zoning codes or any other ordinance that regulates the condition or use of the premises.
- (7) In situations which are determined to be emergencies, as defined in section 48-68 of this code, the city may proceed pursuant to the emergency procedures as necessary.

(g) *Retaliation prohibited.*

- (1) It shall be unlawful for a landlord to terminate the lease agreement or periodic tenancy of any tenant or otherwise retaliate against any tenant because the tenant complained to the city about nuisance activities on the landlord's premises. It shall be presumed that any attempt to increase charges, reduce services, or to otherwise harass or retaliate against the tenant during the twelve-month period following receipt of the complaint by the city constitutes unlawful retaliation under this section. Such presumption shall be rebutted by the preponderance of evidence that the actions taken by the landlord were based upon good cause, such as but not limited to failure to pay rent, committing a nuisance activity as defined by this chapter, violating the terms and conditions of the lease agreement or periodic tenancy, or the necessity of closing the building in an effort to abate the chronic nuisance(s). A landlord's failure to renew a lease agreement upon expiration of such lease agreement shall not be deemed a violation of this section.
- (2) It shall be unlawful for a tenant or any other person to submit or cause to be submitted a false report(s) as defined in section 50-42 to the City Police Department alleging incidents of any of the activities identified in section 48-51(b).

(h) *Additional violations and penalties.*

- (1) It shall be unlawful for any owner or occupant, as defined in section 48-1, of any property, premise, lot, tract or parcel of land to cause, permit, encourage or allow a chronic nuisance to exist upon said property.
- (2) It shall be unlawful to use, occupy or permit the use or occupancy of any structure ordered closed through the procedures of this section.
- (3) It shall be unlawful to interfere with any entry into or upon the place by any police officer, agent or employee of the city for the purpose of closure of a structure or otherwise abating the nuisance as ordered pursuant to this section.

- (4) It shall be unlawful to remove an order posted on the property.
- (5) Any violation of this section shall be punishable as provided in section 48-72.

Approved as to form:

Bret Kassen
Associate City Attorney

COMPARED VERSION
NEW ORDINANCE TO CODE BOOKS

ORDINANCE NO. 250966

Amending Chapter 48, Code of Ordinances, by repealing Section 48-51, Chronic nuisance, and enacting in lieu thereof a new section of like number and subject matter.

WHEREAS, Section 48-51, Chronic nuisance, of the City's Code provides an administrative remedy for City, relying on documentation compiled by the Kansas City Police Department, to address recurring illegal activities on or associated with a particular property by ordering such owner to take reasonable efforts to abate and, if they fail to do so, conducting a hearing to determine the existence of a chronic nuisance and impose an appropriate remedy to protect public safety; and

WHEREAS, the public health, safety and welfare of the City would be better served if Section 48-51 were modified to permit City to more adequately address such public safety concerns by additionally relying upon reports from licensed private security services providers and the City's Multidisciplinary Public Safety Task Force, and to respond to the relatively greater threat to public safety that violent offenses present within an expedited timeframe; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 48, Code of Ordinances of the City of Kansas City, Missouri, is hereby amended by repealing Section 48-51, Chronic nuisance, and enacting in lieu thereof a new section of like number and subject matter, to read as follows:

Sec. 48-51. Chronic nuisance.

(a) *Chronic nuisance unlawful.* It shall be unlawful for any owner or occupant, as defined in section 48-1, of any property, premise, lot, tract or parcel of land to cause, permit, encourage or allow a chronic nuisance to exist upon said property. A chronic nuisance is hereby declared to be a public nuisance. Notwithstanding a violation of this or any other section of this Code, the City may address the conduct prohibited in this section by filing a complaint for legal or injunctive relief in the appropriate court of competent jurisdiction.

(b) *Definitions.*

- (1) *Chronic nuisance.* A chronic nuisance is the use of any property, premise, lot, tract or parcel of land, or any structure or portion of structure thereon, for any of the following activity occurring on that property or any structure or portion of structure thereon, or that is associated with the property and which presents a continuing danger to public safety:

- a. Illegal use, possession or distribution of drug or drug paraphernalia as defined in section 50-201 or otherwise by the laws of the city or the state; or
- b. Illegal use of marijuana as defined by the laws of the city or the state; or
- c. Illegal possession, use or sale of firearms or weapons as defined in article VIII of chapter 50 or otherwise by the laws of the city or the state; or
- d. Prostitution or patronizing prostitution, as defined in section 50-72 or otherwise by the laws of the city or the state; or
- e. Drinking alcoholic beverages in public places as defined in section 50-152 or otherwise by the laws of the city or the state; or
- f. Disorderly conduct defined in section 50-164 or otherwise by the laws of the city or the state; or
- g. Attempting bodily injury as defined in section 50-168 or otherwise by the laws of the city or the state; or
- h. Engaging in, or aiding or abetting, a drag race, speed competition or exhibition of speed or acceleration, sideshow or burnout as defined in section 70-365 or otherwise by the laws of the city or the state; or
- i. Raising wheels while operating a motor vehicle in violation of section 70-308 or as otherwise prohibited by the laws of the city or the state; or
- j. Operating a motor vehicle that is not manufactured for operation on public streets and highways and is not lawfully registered or otherwise permitted by law to operate on a public street or highway, including any all-terrain vehicle operating in violation of section 70-749 and any motorcycle designed for off-road use and not licensed for operation on a public street or highway; or
- k. Any other activity that constitutes a felony or misdemeanor under federal or state law.
- l. Provided, however, that the grounds for determining a chronic nuisance violation for the purposes of this section do not include any request for police protection or any police intervention in the face of a threat or a perceived threat to person or property, or any request for the assistance of the police to enforce a court order, including, but not limited to, circumstances in which the conviction, request for assistance or other police intervention arises from an incident relating to domestic violence, dating

violence, sexual assault or stalking against any person at or near the premises.

- (2) *Continuing danger to public safety.* Pending a determination by the Director of the Neighborhood Services Department pursuant to paragraph (c)(3) that the nuisance activities have been abated or the property owner is making reasonable efforts toward abatement, or pending a final determination of chronic nuisance by the Chronic Nuisance Board pursuant to paragraph (e)(2) of this section, it shall be presumed that the activities described in paragraph (b)(1) of this section present a continuing danger to public safety whenever the City Police Department, a licensed private security services provider or the City's Multidisciplinary Public Safety Task Force has responded to the same property for such activity(ies):
 - a. Three or more times during a 30-day period; or
 - b. Five or more times within a 180-day period; or
 - c. One or more times where a violent offense occurs, and the violent offense occurs within 180 days of any other such response for an activity described in paragraph (b)(1) of this section.
- (3) *Violent offense.* For purposes of this section, a violent offense means the illegal discharge of a firearm; the killing of a human being by another; aggravated assault or battery; criminal sexual assault; or any other conduct that causes a person to suffer unconsciousness, severe bruising, severe bleeding, disability, disfigurement, and/or serious physical injury.
- (4) *Licensed private security services provider.* For purposes of this section, a licensed private security services provider means a provider of private security services currently licensed by the Kansas City Board of Police Commissioners with the authority, limited to the private property the licensee is hired to protect during the hours hired to protect such private property and excluding the public streets of the city, to detain or apprehend suspects either committing felonies, misdemeanors, or city ordinance violations in the presence of the licensee or during the attempt to commit the same or upon probable cause to believe an offense was committed.

(c) *Administrative procedures.*

- (1) Whenever the City Police Department, a licensed private security services provider, or the City's Multidisciplinary Public Safety Task Force responds and provides documentation for nuisance activities that establish a presumption of continuing danger to public safety pursuant to subsection (b) of this section, and the Director of the Neighborhood Services Department becomes aware of such reports, the Director of the Neighborhood Services Department shall provide written notice to the property owner and occupants that:

- a. Identifies the property by legal and street address;
 - b. States that the property may be designated as a chronic nuisance property which may necessitate actions to abate or remove such chronic nuisance;
 - c. Describes the nuisance activities that have occurred on the property;
 - d. Orders that abatement measures must be taken by the owner, or that an agreed abatement plan be reached between the owner and the Director of the Neighborhood Services Department:
 - i. Within 30 days of the notice, if issued based on a presumption of continuing danger to public safety pursuant to sub-paragraphs (b)(2)a. or b. of this section; or
 - ii. Within 10 days of the notice, if issued based on a presumption of continuing danger to public safety pursuant to sub-paragraph (b)(2)c. of this section.
- (2) The written notice shall be delivered to the owner and the occupant(s) of the property by delivery to them personally, or by leaving notice at their usual place of abode with a member of the family over the age of 15 years, or by mail, addressed to the owner or agent and the occupant(s). If a person to whom such notice is addressed cannot be found after diligent effort to do so, service may be made upon such person by posting the notice on or about the property described in the notice, or by causing such notice to be published in a newspaper of general circulation. If the owner or occupant is a corporation, the notice shall be served upon an officer, a person in charge of any local business office, or its registered agent or any other agent authorized by appointment or required by law to receive service of process.
- (3) Upon the expiration of the applicable abatement or abatement plan period in sub-paragraph (c)(1)(d) of this section, the Director of the Neighborhood Services Department shall determine whether the nuisance activities have been abated. If the nuisance activities have been abated, or the property owner is making reasonable efforts toward abatement as determined by the Director of the Neighborhood Services Department, the property owner may continue to work with the Director of the Neighborhood Services Department to abate the nuisance. If the nuisance activities have not been abated or an agreed abatement plan has not been reached, the Director of the Neighborhood Services department shall set a hearing to determine if the property is a chronic nuisance property. Notice shall be served upon the property owner and shall include the time, date, and location of the hearing and shall be served upon the property owner in the manner prescribed in paragraph (c)(2) of this section. All mortgagees of record and other interested parties known to the city, including tenants of the property known to the city, shall receive a copy of the notification.

(d) *Chronic nuisance board.*

(1) *Membership of chronic nuisance board.*

- a. There is hereby established a Chronic Nuisance Board, comprised of seven members serving a four-year term. The mayor shall appoint six members to the board, five of whom shall be employees of the city representing each of the following departments: City Planning and Development, Finance, Fire, Health and Neighborhood Services. The sixth member of the board appointed by the mayor shall be an employee of the city. The seventh member of the board shall be an employee representative within the City Police Department and recommended by the Chief of Police.
- b. The Director of the Neighborhood Services Department, or the Director's designee, shall act as secretary of the board.
- c. A representative of the City Attorney's Office shall attend all meetings held by the board.

(2) *Powers and duties of Chronic Nuisance Board.*

- a. To interpret the provisions of section 48-51.
- b. To determine if a property is a chronic nuisance and, if it is, order abatement that may include but is not limited to ordering the property closed, making a complaint to Regulated Industries Division, ordering appropriate security measures, closing and boarding the property, and/or causing special tax bills to be generated for any future calls for service described in paragraph (b)(1) of this section, excluding any call as described in subparagraph (b)(1)l. of this section.
- c. To adopt reasonable rules and regulations governing the form, method and procedures used in the filing, hearing and disposition of appeals, and for the conduct of its own business.
- d. To hear cases pertaining to chronic nuisance as defined in this section. At the hearing on the record, the party contesting the notice or the determination that the property is a chronic nuisance property shall be given the opportunity to testify and to present evidence concerning the issue. The chronic nuisance property notice, property record, and related documentation in the proper form pursuant to subsection (b) and paragraph (c)(1) of this section shall be prima facie evidence that the property is a chronic nuisance. An issued notice of violation need not be present. The board may continue the hearing to a later date to request that additional information from the Neighborhood Services Department or the recipient

of the notice be presented by the appropriate parties prior to issuing a written decision.

- e. For good cause shown, to grant extensions of time in which to comply with the provisions of this section.
- f. To grant continuances.
- g. To issue subpoenas compelling attendance of witnesses and production of evidence.
- h. To administer oaths and affirmations.
- i. To cause all hearings to be suitably recorded.
- j. To render its decision in writing with copies to the property owner and other party(ies) entitled to notice pursuant to paragraph (c)(3) of this section, and to the director and city attorney.
- k. The board shall have all other powers or duties which are now or may hereafter be granted to or imposed upon it by ordinance, statute or final decision of a court.

- (3) *Judicial review of decisions of chronic nuisance board.* For any decision of the Chronic Nuisance Board upon an order or action taken pursuant to this section, the occupant, owner, or the director may seek judicial review in a manner provided by law. The method of judicial review of any decision of the board shall be as provided in RSMo. chapter 536.

(e) *Chronic nuisance hearing.*

- (1) The hearing shall be conducted by the Chronic Nuisance Board the manner prescribed in subsections (d) and (e) of this section in order to determine whether a property is a chronic nuisance property. Each interested party shall be given an opportunity to present evidence under oath and to be represented by counsel.
- (2) Following the hearing and considering all of the testimony and evidence submitted at the hearing, the Chronic Nuisance Board shall make a written determination as to whether the property is a chronic nuisance property and will consider the following in making said determination:
 - a. Knowledge of the property owner of the chronic nuisance or otherwise illegal activities occurring on the property.
 - b. Nature and extent of nuisance activity associated with the property, including any violent offenses.

- c. Whether, in the absence of closure or additional abatement efforts, the property presents a continuing danger to public safety.
 - d. Nature and extent of conditions that violate city code or federal or state law.
 - e. Actions taken by the property owner to prevent nuisance activity and to abate existing nuisance activity found to exist on the property.
 - f. The physical characteristics of the property, including the proximity of property to residential property, parks, churches, schools and playgrounds.
 - g. Whether there is harassing or intimidating conduct, as prohibited by law, by the owner, occupant(s) or person(s) frequenting the property toward persons living in the neighborhood or passing by the place. A person shall be considered to be frequenting the property if the person lives or works on the property or repeatedly visits the property.
 - h. Whether there is street or sidewalk congestion caused by the owner, occupant or persons frequenting the place, as defined in subparagraph (e)(2)f. of this section.
 - i. The impact of a chronic nuisance determination on innocent parties, such as, but not limited to, tenants of the property.
 - j. Any other evidence deemed relevant by the chronic nuisance board.
- (3) The board shall issue a final written determination within ten days of the conclusion of the hearing. If the board determines that the property owner is working to remedy the matter, the board may continue the hearing for up to 60 days before making a final determination. If the board determines that the conditions on the property constitute a chronic nuisance, the board may order the abatement of the nuisance or order any action necessary to abate the nuisance, including the closing of any structure or any part thereof on the property for a period not to exceed one year.
- (4) In determining whether the property or any portion thereof should be ordered closed as a result of the existence of a chronic nuisance, the board shall consider, in addition to all other relevant factors, the impact of the closure on innocent parties; however, the lack of knowledge of, acquiescence or participation in, or responsibility for a public nuisance on the part of the owners, lessors, lessees, mortgagees and all those persons in possession or having charge of as agent or otherwise, or having any interest in the property used in conducting or maintaining the public nuisance, shall not necessarily preclude closure of the property.
- (5) The order issued by the board shall include the address of the property, a description of the nuisance(s), the length of time allowed for the property owner to abate the

nuisance or, if the structure or any part thereof is ordered closed, the length of time of the closure and, if only a part of the structure is ordered closed, the identification of the area to be closed. Furthermore, the order will require that if the property is ordered closed, the property owner shall submit a plan of action intended to prevent the property from being a chronic nuisance property after the period of closure expires, as further described in paragraph (f)(1) of this section. The order shall also state that any costs incurred by the city in order to uphold this order, including closure of the property, will be specially assessed and shall be deemed both a personal debt against the owner as well as a lien on the property until paid.

- (6) The order shall be mailed to the property owner and any other party(ies) entitled to notice pursuant to paragraph (c)(3) of this section. The order shall be posted on the property within 48 hours of the decision.

(f) *Enforcement of the order.*

- (1) Within 30 days of the closure of the property, the property owner shall submit to the Director of the Neighborhood Services Department for approval a plan of action as described in paragraph (e)(5) of this section intended to prevent the property from being a chronic nuisance property after the period of closure expires. The plan shall include any lawful method of abatement and remediation as deemed applicable by the Director of the Neighborhood Services Department. If the property owner, lessor or lessee submits proof satisfactory to the board that the nuisance(s) has been abated for a period of 30 days, the board may vacate the provisions of the order directing closure or may modify said order.
- (2) If a property or a portion thereof is ordered closed, it shall be unlawful to occupy the property ordered closed or allow the property ordered closed to be occupied during the period of closure.
- (3) Any closure pursuant to this section shall not constitute an act of possession, ownership or control of the closed structure by the city.
- (4) If the owner does not obey the order of the board, the city shall take all appropriate steps to undertake and complete the work necessary to abate the chronic nuisance and/or close and secure the structure and shall assess the costs to the owner as a special tax bill. The special tax bill from the date of its issuance shall be deemed a personal debt against the person or persons who were the owners of record of the property at the time the city caused the nuisance thereon to be abated. If there was more than one owner of record of the property at the time the city caused the nuisance thereon to be abated, they shall be jointly and severally liable for the personal debt paid as provided in section 2-1722 of this Code. The city may initiate actions against such owner(s) to collect the personal debt if payment in full is not received before the bill becomes delinquent. The special tax bill from the date of its issuance shall also be a lien on the property until paid. Such lien may be enforced by any method appropriate for the enforcement of special assessments generally.

- (5) The owner of the property at the time an order is issued shall be responsible for complying with the order, regardless if the owner conveys the owner's interest in the property to any other person or persons after such order was issued and served.
- (6) No order to close shall relieve the owner or occupant of any property from complying with the building, fire, property maintenance and zoning codes or any other ordinance that regulates the condition or use of the premises.
- (7) In situations which are determined to be emergencies, as defined in section 48-68 of this code, the city may proceed pursuant to the emergency procedures as necessary.

(g) *Retaliation prohibited.*

- (1) It shall be unlawful for a landlord to terminate the lease agreement or periodic tenancy of any tenant or otherwise retaliate against any tenant because the tenant complained to the city about nuisance activities on the landlord's premises. It shall be presumed that any attempt to increase charges, reduce services, or to otherwise harass or retaliate against the tenant during the twelve-month period following receipt of the complaint by the city constitutes unlawful retaliation under this section. Such presumption shall be rebutted by the preponderance of evidence that the actions taken by the landlord were based upon good cause, such as but not limited to failure to pay rent, committing a nuisance activity as defined by this chapter, violating the terms and conditions of the lease agreement or periodic tenancy, or the necessity of closing the building in an effort to abate the chronic nuisance(s). A landlord's failure to renew a lease agreement upon expiration of such lease agreement shall not be deemed a violation of this section.
- (2) It shall be unlawful for a tenant or any other person to submit or cause to be submitted a false report(s) as defined in section 50-42 to the City Police Department alleging incidents of any of the activities identified in section 48-51(b).

(h) *Additional violations and penalties.*

- (1) It shall be unlawful for any owner or occupant, as defined in section 48-1, of any property, premise, lot, tract or parcel of land to cause, permit, encourage or allow a chronic nuisance to exist upon said property.
- (2) It shall be unlawful to use, occupy or permit the use or occupancy of any structure ordered closed through the procedures of this section.
- (3) It shall be unlawful to interfere with any entry into or upon the place by any police officer, agent or employee of the city for the purpose of closure of a structure or otherwise abating the nuisance as ordered pursuant to this section.

- (4) It shall be unlawful to remove an order posted on the property.
- (5) Any violation of this section shall be punishable as provided in section 48-72.

Approved as to form:

Bret Kassen
Associate City Attorney



File #: 250967

ORDINANCE NO. 250967

Sponsor: Mayor Quinton Lucas

Estimating revenue and appropriating \$498,835.00 in the Police Grants Fund for the FY25 Safer Outcomes Academies Project; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the Board of Police Commissioners of Kansas City, Missouri, on October 28, 2025, approved acceptance of the Fiscal Year 2025 Safer Outcomes Grant Award in the amount of \$495,835.00; and

WHEREAS, the Safer Outcomes Grant is a 100% federally funded award from the U.S. Department of Justice, Office of Community Oriented Policing Services (“COPS”), for the period October 1, 2025, through September 30, 2027; and

WHEREAS, the award provides funding for procurement contract expenses related to the integration of virtual reality–based de-escalation training for law enforcement officers, to enhance officer readiness and improve community safety outcomes; and

WHEREAS, it is necessary to estimate revenue and appropriate \$495,835.00 in the Police Grants Fund for the COPS FY25 Safer Outcomes Academies, and to designate requisitioning authority to properly account for and expend these funds in accordance with federal grant requirements; and

WHEREAS, the COPS Safer Outcomes Grant requires formal authorization by ordinance of the City Council of Kansas City, Missouri, as a condition of acceptance, and requires both the Mayor and Chief of Police to digitally accept the award through the Department of Justice’s JustGrants system; and

WHEREAS, the City Council finds it necessary and appropriate to authorize the acceptance of this grant to support advanced training technologies and reinforce the City’s commitment to equitable, safe, and effective policing practices; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the revenue in the following account in the KCMBU Police Grants Fund is hereby estimated in the following additional amount:

KCMBU26-2390-210000- 487000 FY25 Safer Outcomes Academies Project \$498,835.00

Section 2. That the sum of \$498,835.00 is hereby appropriated from the Unappropriated Fund Balance of the KCMBU Police Grants Fund to the following account in the KCMBU Police Grants Fund:

KCMBU-26-2390-129996-X Transfer to KCPDU Component Unit \$498,835.00

Section 3. That the revenue in the following account in the KCPDU Police Grants Fund is hereby estimated in the following additional amount:

KCPDU-26-2390-210000-599900 Transfer from KC Primary Government \$498,835.00

Section 4. That the sum of \$498,835.00 is hereby appropriated from the Unappropriated Fund Balance of the KCPDU Police Grants Fund to the following accounts in the KCPDU Police Grants Fund:

KCPDU 26-2390-212709-B FY25 Safer Outcomes Academies Project \$498,835.00

Section 5. That the Board of Police Commissioners is designated as requisitioning authority for Account No. KCPDU 26-2390-212709.

Section 6. That this ordinance is recognized as having an accelerated effective date as provided by Section 503(a)(c) of the City Charter in that it appropriates money, and shall take effect in accordance with that section.

..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.

William Choi
Interim Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250967

Submitted Department/Preparer: Police

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

Mayor Quinton Lucas Estimating revenue and appropriating \$498,835.00 in the Police Grants Fund for the FY25 Safer Outcomes Academies Project; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Discussion

The proposed integrated virtual reality-based de-escalation curriculum will provide an immersive and realistic training environment, better preparing KCPD Officers for crisis situations. Both in the immediate and long term, this curriculum will help strengthen community trust and legitimacy, promote procedural justice, improve outcomes during crisis situations, reduce force incidents, and enhance KCPD's commitment to community-oriented policing strategies.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☐ No
2. What is the funding source?
KCPDU 26-2390-212709-B Police Grant Fund
FY25 Safer Outcomes Academies Project
3. How does the legislation affect the current fiscal year?
Increases appropriations
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The grant will cover the cost for two years.

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)

Estimating revenue and appropriating \$498,835.00 in the Police Grants Fund for the FY25

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

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 #: 250968

ORDINANCE NO. 250968

Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Amending Committee Substitute for Ordinance No. 250855 by repealing Section 1 and replacing with a new Section 1 to direct the City Manager to engage Child Care Aware of Missouri, Kids Win Missouri, and TOOTRIS for the purpose of establishing and administering a one-year Tri-Share Childcare pilot program.

WHEREAS, Committee Substitute for Ordinance No. 250855 directed the City Manager to establish and administer a Tri-Share Childcare pilot program (the “Program”) and allocated funds for the Program; and

WHEREAS, the state of Missouri has previously established such a program, which is led by a collaboration that includes Child Care Aware of Missouri, Kids Win Missouri, and TOOTRIS; and

WHEREAS, the City seeks to promote efficiency by partnering with Child Care Aware of Missouri, Kids Win Missouri, and TOOTRIS for administration of the Program and to extend the duration of the Program; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Section 1 of Committee Substitute for Ordinance No. 250855 is hereby repealed and a new Section 1 is enacted in its place, to read as follows:

Section 1. That the City Manager is directed to engage Child Care Aware of Missouri, Kids Win Missouri, and TOOTRIS for the establishment and administration of a one-year Tri-Share Childcare pilot program for eligible first responders in accordance with the terms of the State of Missouri contribution and the provisions of Committee Substitute for Ordinance No. 250855.

..end

Approved as to form:

Samuel Miller
Assistant City Attorney



File #: 250970

ORDINANCE NO. 250971

Sponsor: Councilmember Crispin Rea

Approving the Second Amendment to the West Bottoms Tax Increment Financing Plan; and authorizing the City Manager to enter into a First Amendment to the Redevelopment Agreement between City of Kansas City and the TIF Commission.

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, Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, and by Committee Substitute for Ordinance No. 240045 on March 21, 2024 created commissions constituted pursuant to Section 99.820.2 (the “Kansas City TIF Commission”) and Section 99.820.3 of the Act (the “Clay County KC TIF Commission”); and

WHEREAS, the City created the Administrative TIF Commission and has delegated all powers delegable under the Act, in particular powers enumerated in Section 99.820.1 RSMo., in connection with administering tax increment financing plans and projects to the Administrative TIF Commission, as provided in Code § 74-58; and

WHEREAS, on March 21, 2024, the City Council passed Ordinance No. 240256, which accepted the recommendations of the Kansas City TIF Commission and approved the West Bottoms Tax Increment Financing Plan (the “Redevelopment Plan” or “Plan”) and designated the Redevelopment Area described therein to be a blighted area (the “Redevelopment Area”); and

WHEREAS, the Redevelopment Plan was amended by Ordinance No. 240600 on July 25, 2024; and

WHEREAS, a Second Amendment to the Redevelopment Plan (“Second Amendment”) was proposed to Kansas City TIF Commission and the Kansas City TIF Commission, having been duly constituted and its members appointed, after proper notice was given, met in a public hearing on October 8, 2025, and after it received comments of all interested persons and taxing

districts (i) closed the public hearing, (ii) approved the Second Amendment, and (iii) recommended that the City Council approve the Second Amendment; and

WHEREAS, the Second Amendment (A) modifies the Estimated Redevelopment Project Costs, (B) modifies the Anticipated Sources of Funds, and (C) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Second Amendment is hereby approved and adopted as valid.

Section 2. That all terms used in this ordinance, not otherwise defined herein, shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”).

Section 3. That the City Council hereby finds that good cause has been shown for the Second Amendment of the Plan and that the findings of the Council in Ordinance No. 240256 and Ordinance No. 240600, except as expressly modified by the Second Amendment, are not affected by the Second Amendment and apply equally to the Second Amendment.

Section 4. That the Council hereby finds that:

- a. The Second Amendment does not alter the previous finding of the Council in Ordinance No. 240256 that the Redevelopment Area as a whole is a blighted area, as defined in Section 99.805 of the Act, has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.
- b. The Redevelopment Plan, as amended by the Second Amendment, conforms to the comprehensive plan for the development of the City as a whole.
- c. The areas selected for Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project Improvements.
- d. The estimated dates of completion of the Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Redevelopment Plan, as amended by the Second Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project within the Redevelopment Area.
- e. The Redevelopment Plan, as amended by the Second Amendment, includes a plan for relocation assistance for businesses and residences.

- f. A cost-benefit analysis showing the impact of the Redevelopment Plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act.
- g. The Redevelopment Plan, as amended by the Second Amendment, does not include the initial development or redevelopment of any gambling establishment.
- h. A study has been completed and the findings of such study satisfy the requirements provided under Section 99.810, RSMo.

Section 5. That the Administrative TIF Commission is authorized to issue obligations in one or more series of bonds secured by West Bottoms Tax Increment Financing Plan Account of the Special Allocation Fund to finance Redevelopment Project Costs identified by the Redevelopment Plan, as amended by the Second Amendment, and, subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Administrative TIF Commission determines, to enter into such contracts and take all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan, as amended by the Second Amendment. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 to 99.865 of the Act, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 6. That pursuant to the provisions of the Redevelopment Plan, the City Council approves the pledge of all payments in lieu of taxes and economic activity taxes generated within Redevelopment Projects that are deposited into the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, as amended by the Second Amendment, and authorizes the Administrative TIF Commission to pledge such funds on its behalf.

Section 7. The City Manager is authorized to execute a First Amendment to the Redevelopment Agreement between the City and the Commission to effectuate the Redevelopment Plan, as amended. A copy of the First Amendment to the Redevelopment Agreement is attached hereto in substantial form.

..end

Approved as to form:

Emalea Kohler
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Ordinance 250970

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 Second Amendment to the West Bottoms Tax Increment Financing Plan; and authorizing the City Manager to enter into a First Amendment to the Redevelopment Agreement between City of Kansas City and the TIF Commission.

Discussion

The Second Amendment (A) modifies the Estimated Redevelopment Project Costs, (B) modifies the Sources of Funds, and (C) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing. The purpose is to make the budget accurately reflect the recent construction bid's the city received for certain portions of the public infrastructure.

This ordinance also authorizes the City Manager to negotiate and execute a First Amendment to the Redevelopment Agreement between the City and the Commission to effectuate the Redevelopment Plan, as amended

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?
Does not change
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No direct fiscal impact of this legislation.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Uses bonds to build infrastructure, to be repaid through TIF reimbursment

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?
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 21, 2024, the City Council passed Ordinance No. 240256 approving the Plan. Redevelopment Plan was amended by Ordinance No. 240600 on July 25, 2024

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
None 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?
Uses private investment in the area to generate a funding source to replace outdated public infrastructure.
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)

SECOND AMENDMENT TO THE WEST BOTTOMS TAX INCREMENT FINANCING PLAN

KANSAS CITY, MISSOURI

TIF COMMISSION APPROVAL:

DATE: **RESOLUTION No.**

CITY COUNCIL APPROVAL:

DATE: **ORDINANCE No.**

SECOND AMENDMENT
TO THE
WEST BOTTOMS TAX INCREMENT FINANCING

I. Introduction

The Second Amendment to the West Bottoms Tax Increment Financing Plan (the “First Amendment”) shall amend the West Bottoms Tax Increment Financing Plan, as approved by Ordinance No. 240256 (the “Plan”) and subsequently amended by the First Amendment to the Plan, as approved by Ordinance No. 240600.

The Second Amendment to the Plan provides for (1) modifications to the Budget of Redevelopment Project Costs, (2) modifications to the Anticipated Sources of Funds and (3) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications.

II. Specific Amendments

The Plan shall be amended as follows:

Amendment No. 1: Section I of the Plan, entitled “Summary,” shall be deleted in its entirety and replaced with the following:

SUMMARY

The West Bottoms Tax Increment Financing Plan (the “Plan”) provides for the construction of public infrastructure improvements, including, without limitation, sanitary and storm sewers, utilities, sidewalks, and any other required or desirable infrastructure, as described in **Section IV.D.** and **Exhibit 2C** (collectively, the “Public Improvements”) that will encourage the construction of approximately 108,000 square feet of office space, 108,300 square feet of retail space, 589 multifamily units, which may include affordable units (the “Affordable Units”), and 40 hotel rooms, as described in **Section IV.C.** and **Exhibit 2C** (the “Project Improvements”).

The proposed Redevelopment Area described by the Plan in which the Public Improvements and Project Improvements shall be constructed is located on an approximately 26-acre site that is generally bounded by Union Pacific Rail Road tracks and the Forester Viaduct to the north, 12th street viaduct to the south, Liberty street to the west and the Kansas City Terminal Railway's tracks to the east in Kansas City, Jackson County, Missouri and consists of seven (7) Redevelopment Project Areas described on **Exhibit 1B** and depicted on **Exhibit 2B**.

The estimated Redevelopment Project Costs to implement the Public Improvements and Affordable Units is \$62,062,500. The estimated Redevelopment Project Costs related to certain of the Public Improvements and Affordable Units may be funded with approximately \$30,887,500 of Economic Activity Taxes and \$21,525,000 of Additional City EATs, certain other Public Improvements permitted by the CID Act may be funded with \$3,000,000 of CID Revenues, and the remaining Redevelopment Project Costs shall be funded with the EPA Grant and sources provide by

the Water Department of the City. The Redevelopment Project Costs are identified on **Exhibit 5** attached to this Plan and the estimated Economic Activity Taxes, Additional City EATs, CID Revenues to be generated are identified on **Exhibit 6** attached to this Plan.

The total initial equalized assessed valuation of the property within the Redevelopment Area, which is to be subjected to Payments in Lieu of Taxes and Economic Activity Taxes, according to the 2023 tax records at the Jackson County Assessor's Office, is approximately \$1,475,520. Following the completion of the Project Improvements, it is estimated that the assessed value of the real property within the Redevelopment Area will increase to approximately \$20,700,683.

Pursuant to the Act, Economic Activity Taxes and Payments in Lieu of Taxes generated and collected within each Redevelopment Project Area for a twenty-three (23) year period after each such Redevelopment Project Area is designated by an ordinance approved by the City Council, may be used to pay Reimbursable Project Costs.

The Economic Activity Taxes and Additional City EATs generated while tax increment financing shall remain in effect are estimated to be \$79,803,695. Such Economic Activity Taxes and Additional City EATs, upon annual appropriation or upon being budgeted and transferred by the City Council, shall be deposited into the Special Allocation Fund for the payment or reimbursement of certain Reimbursable Project Costs.

The CID Revenues estimated to be generated is \$6,647,539. Such CID Revenues, upon annual appropriation by the CID, shall be utilized for the payment or reimbursement of certain Reimbursable Project Costs.

The Economic Activity Taxes, Additional City EATs, and CID Revenues estimated to be generated on an annual basis and used to pay Redevelopment Project Costs are shown on **Exhibit 6**, attached hereto.

The Water Department of the City, pursuant to an amendment to U.S. Environmental Protection Agency Amendment, dated September 7, 2023, received a grant of which the City intends to allocate \$785,000 toward the West Bottoms stormwater improvements, which shall consist of constructing the West Branch of the Central Industrial Storm Water Sewer and for storm sewer improvements in the area between 13th Street and 8th Street and between Liberty Street and Beardsley Road (the "EPA Grant").

The Private Developer, as defined herein, has been granted benefits under The Planned Industrial Expansion Law (the "PIEA Benefits"), which would exempt real property taxes within the Redevelopment Area. The requested PIEA Benefits provide for 90% ad valorem tax abatement for ten (10) years, to be followed by a 75% ad valorem tax abatement for ten (10) years on real property located in each Redevelopment Project Area designated by an Ordinance where certain of the Project Improvements are commenced before December 31, 2029; and a 75% ad valorem tax abatement for ten (10) years, to be followed by a 30% on real property located in each Redevelopment Project Area designated by an Ordinance where certain Project Improvements are commenced after December 31, 2029. It is anticipated that no Payments in Lieu of Taxes generated from real property within the Redevelopment Project Area will be utilized to pay for any Reimbursable Project Costs.

Upon the reimbursement of Reimbursable Project Costs (including Administrative Expenses), tax increment financing will be terminated and the Taxing Districts, subject to Section 99.850 RSMo., will receive all tax revenue generated within the Redevelopment Area.

Amendment No. 2: Delete Exhibit 5 of the Plan entitled “Estimate Redevelopment Project Costs” in its entirety and replace it with Exhibit 5, entitled “Budget of Redevelopment Project Costs,” attached hereto.

Amendment No. 3: Delete Exhibit 7 of the Plan entitled “Anticipated Sources of Funds” in its entirety and replace it with Exhibit 7, entitled “Anticipated Sources of Funds,” attached hereto.

Amendment No. 2

Exhibit 5

ESTIMATED REDEVELOPMENT PROJECT COSTS

WEST BOTTOMS INFRASTRUCTURE						
	TIF REIMBURSABLE PROJECT COSTS	STIF REIMBURSABLE PROJECT COSTS	CID REIMBURSABLE PROJECT COSTS	EPA Grant	Other City Sources	TOTAL
Phase 1a (Tranche #1): Public Infrastructure	4,930,000	4,920,000	1,500,000	785,000	4,565,000	16,700,000
i. New water mains along Santa Fe from 9th Street to 12th Street; and along Union Ave. from Mulberry Street to appoint approximately 475 feet east of Santa Fe Street;						
iii. New sanitary sewers along Santa Fe Street from 9th street to 12th street, from Union Ave. from Mulberry to a point approximately 150 east of Santa Fe and along 11th Street from Mulberry to Santa Fe;						
iv. Conversion of existing combined sewer system to separate storm sewer system along Santa Fe from 9th to 12th street with storm sewer trunks at Union Ave. and 11th Street;						
v. Construction of regional detention basins;						
vi. Reconstruction of streets, curbs, sidewalks, alleys, associated streetscape improvements along Santa Fe from 9th to 12th Street, Union Ave. and 11th Street; General Site Prep, Earthwork and Pavers						
Utilities						
Phase 1a (Tranche #2): Public Infrastructure	8,750,000	4,350,000			500,000	13,600,000
vii. Construction of the Public Gathering Open Spaces;						
viii. Installation of modern street light systems; and						
ix. Installation of street trees and other amenities.						
Phase 1a Contingency	1,787,500	1,080,000				2,867,500
Total Phase 1a Infrastructure	15,467,500	10,350,000	1,500,000	785,000	5,065,000	33,167,500
Phase 1b: Public Infrastructure	5,055,000	3,600,000	1,500,000	-	800,000	10,955,000
i. Reconstruction of streets, curbs, sidewalks, driveway and associated streetscape improvements along Mulberry Street, 11th Street, and Liberty Street, including intersection improvements at the intersection of 12th Street and Liberty;						
ii. Rehabilitation of sanitary sewers and storm sewers along the same streets Mulberry Street, 11th Street, and Liberty Street.						
Phase 1b Contingency	750,000	600,000				1,350,000
Total Phase 1b Public Infrastructure	5,805,000	4,200,000	1,500,000	-	800,000	12,305,000
Design	2,365,000	1,600,000				3,965,000
Inspection Fees	375,000	375,000				750,000
Affordable Housing	4,000,000	4,000,000				8,000,000
Demolition	2,600,000					2,600,000
Tenant Improvements (White Box Finishes)		1,000,000				1,000,000
Plan Administration and Staff Time	150,000					150,000
Financial Analysis and Advisory Services	75,000					75,000
Legal	50,000					50,000
Total Other Costs	9,615,000	6,975,000	-	-	-	16,590,000
TOTAL	30,887,500	21,525,000	3,000,000	785,000	5,865,000	62,062,500

* Transfers between budget line items will be allowed for the certification of costs.

30,887,500.00	21,525,000.00	3,000,000.00	785,000.00	5,865,000.00	62,062,500.00
-	-	-	-	-	-

Amendment No. 3

Exhibit 7

ANTICIPATED SOURCES OF FUNDS

SOURCES OF FUNDS:	
Federal and City Funds	\$6,650,000
Amount of Reimbursable Costs from Economic Activity Taxes and Additional City EATs	\$52,412,500
CID Revenues	\$3,000,000
Total	\$62,062,500 ¹

BONDS. The total estimated amount of Economic Activity Taxes, Additional City EATs, and CID Revenues during the period Tax Increment Financing is authorized and available to fund reimbursable Redevelopment Project Costs and Administrative Costs in the Act is approximately \$86,451,234. The Commission may dedicate part or these entire amounts to help support the issuance of bonds.

OTHER SOURCES. The establishment of this Plan is intended to promote economic development within and adjacent to the Redevelopment Area. To that end, the Plan envisions the attraction of other funding, both public and private, sources to enhance funding provided through the TIF Plan.

¹ The total estimated amount of Economic Activity Taxes, Additional City EATs, and CID Revenues and additional Federal and City funds available and contemplated to fund reimbursable Redevelopment Project Costs, Debt Service and Administrative Costs is approximately \$86,451,234.



Legislation Text

File #: 250971

ORDINANCE NO. 250971

Sponsor: Councilmember Crispin Rea

Estimating revenue in the amount of \$6,945,750.00 in the Special Obligation Bond Series 2026B Projects Fund, No. 3457; and appropriating the same in Fund No. 3457; authorizing a construction contract with Infrastructure Solutions, LLC, with a total value of \$5,577,711.00 for the West Bottoms Phase 1a Tranche 2 Project; designating requisitioning authorities; declaring the intent of the City to reimburse itself from the bond proceeds for certain expenditures; authorizing the Director of Finance to close project accounts upon completion; and establishing this ordinance as having an accelerated effective date.

WHEREAS, on December 15, 2022, the City Council adopted Ordinance No. 221064, authorizing the City Manager to enter into a Predevelopment Agreement with West Bottoms - Propco Master, LLC, for the development of approximately 21.85 acres in the West Bottoms Area (“the Project”); and

WHEREAS, on March 24, 2024, the City Council adopted Ordinance No. 240256, approving the recommendations of the Tax Increment Financing Commission as to the West Bottoms Tax Increment Financing Plan, approving the City's contribution of additional EATs generated in the Plan Area, directing the Director of Finance to develop a finance plan, and authorizing the City Manager to enter into a Redevelopment Agreement with the Kansas City TIF Commission for the redevelopment of public infrastructure improvements, including, without limitation, sanitary and storm sewers, utilities, sidewalks, and any other required or desirable infrastructure (collectively the “Public Improvements”) that will encourage the construction of approximately 108,000 square feet of office space, 108,300 square feet of retail space, 589 multifamily units which may include affordable units (the “Affordable Units”), and 40 hotel rooms; and

WHEREAS, Ordinance No. 240600 approved the First Amendment to the Plan which provides (1) modifications to the Budget of Redevelopment Project Costs, (2) modifications to the anticipated sources of funds, (3) modifications to the development schedule and (4) the inclusion of all conforming changes within the Exhibits to the Redevelopment Plan that are in furtherance of the foregoing modifications (the “First Amendment”); and

WHEREAS, Ordinance No. 240581 established the West Bottoms Central Community Improvement District (“CID”), the petition for which contemplates a 1% sales tax of which up to 90% of the CID sales tax will be pledged to fund the Project; and

WHEREAS, Committee Substitute for Ordinance No. 240647 estimated revenue and appropriated the amount of \$14,850,000.00 to fund Phase 1a Public Improvements, which infrastructure includes new concrete pavement, curb, gutter, sidewalks, streetlighting, streetscapes, water main replacement, storm sewer separation, and Green Infrastructure for storm water detention and management (“the Phase 1a Public Improvements”);

WHEREAS, Committee Substitute for Ordinance No. 250216 authorized, among other things, the issuance of the City’s Special Obligation Bonds, Series 2026B to finance \$14,800,000.00 of Phase 1a costs; and

WHEREAS, Ordinance No. 250599 estimated revenue and appropriated the amount of \$5,300,850.00 to funds Change Order 2 and Professional Services, which infrastructure includes streetlights and lighting energy efficiency; sidewalks, crosswalks, and lighting for added pedestrian safety (the “Change Order 2 and Professional Services”); and

WHEREAS, on September 30, 2025, the General Services Department opened bids for Phase 1a Tranche 2 infrastructure work in connection with the Project, which infrastructure includes public gathering open space and other amenities (the “Bid Package 2”); and

WHEREAS, Ordinance No. 250970 approved the Second Amendment to the Plan which provides (1) modifications to the Budget of Redevelopment Project Costs, and (2) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications (the “Second Amendment”); and

WHEREAS, the cost of the Bid Package 2 and Professional Services will be funded with the issuance of special obligation bonds (“Bonds”) in Spring 2026 and the payment of scheduled debt service payments on the bonds will be made by proceeds of economic activity taxes pursuant to the Tax Increment Financing Plan approved pursuant to Ordinance No. 240256, proceeds from additional EATs revenues, proceeds of Community Improvement District sales taxes approved and annual appropriation of monies from general municipal revenues over a successive thirty (30) year period; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the revenue in the following account of Fund No. 3457, the Special Obligation Series 2026B Project Fund, is hereby increased in the following amount:

AL-3457-120000-59000	Bond Proceeds	\$6,945,750.00
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Section 2. That the sum of \$6,945,750.00 is hereby appropriated from the Unappropriated Fund Balance of Fund No. 3457, the Special Obligation Series 2026B Project Fund to the following account:

AL-3457-898014-B-89008983	West Bottoms Public Infrastructure	\$6,580,750.00
AL-3457-107710-B-89008983	West Bottoms Public Infrastructure	<u>365,000.00</u>
	TOTAL	\$6,945,750.00

Section 3. That the Director of Public Works is hereby authorized to execute, on behalf of the City, a construction contract in the amount of \$5,577,711.00 with Infrastructure Solutions, LLC, for Project No. 89008983 Somera Road West Bottoms Redevelopment Phase II, a copy of which is on file with the Public Works Department, from funds hereby and previously appropriated to the following accounts:

AL-3457-898014-B-89008983	West Bottoms Public Infrastructure	\$5,577,711.00
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Section 4. Authorizing the City Manager to negotiate and execute an amended reimbursement agreement with the PIEA for reimbursement of design professional services associated with all phases of design of the West Bottoms Infrastructure Project.

Section 5. That the City Manager, subject to the execution of the agreement authorized in Section 4 herein, is hereby authorized to expend funds in the amount of \$365,000.00 for Project No. 89008983 West Bottoms Redevelopment Phase II from funds appropriated herein in Account No. AL-3457-107710-610300-89008983

Section 6. That the City Council hereby declares its official intent to reimburse itself for certain expenditures made within sixty (60) days prior to or on and after the date of this Ordinance with respect to appropriations in Section 3 (“Appropriation”) with the proceeds of bonds expected to be issued by the City. The maximum principal amount of bonds expected to be issued for the Appropriation is not to exceed \$6,945,750.00. This constitutes a declaration of official intent under Treasury Regulation 1.150-2.

Section 7. That the Director of Finance is hereby authorized to close project accounts, encumbrances, and retainage related to the accounts in Section 2 and return the unspent portion to the fund balance from which it came upon the earliest of: (i) Project’s completion; (ii) final maturity of financing, or (iii) five years after issuance.

Section 8. That this ordinance, relating to the design, repair, maintenance, or construction of a public improvement, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(D) of the City Charter and shall take effect in accordance with Section 503 of the City Charter.

..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.

William Choi

Interim Director of Finance

Approved as to form:

Emalea Kohler
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250971

Submitted Department/Preparer: Public Works

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

Estimating revenue in the amount of \$6,945,750.00 in the Special Obligation Bond Series 2026B Projects Fund, No. 3457; and appropriating the same in Fund No. 3457; authorizing a construction contract with Infrastructure Solutions, LLC, with a total value of \$5,577,711.00 for the West Bottoms Phase 1a Tranche 2 Project; designating requisitioning authorities; declaring the intent of the City to reimburse itself from the bond proceeds for certain expenditures; authorizing the Director of Finance to close project accounts upon completion; and establishing this ordinance as having an accelerated effective date.

Discussion

This ordinance appropriates funds from the bond issuance to support public infrastructure with the West Bottoms neighborhood. The ordinance authorizes the Director of Public Works to enter construction contracts and designates requisitioning authority for Public Works. The ordinance also authorizes the Finance Director to close accounts based on certain criteria.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?

Special Obligation Bond Series 2026B Project Fund

Revenue:

AL-3457-120000-59000	Bond Proceeds	\$ 6,945,750.00
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Expenditure:

AL-3457-898014-B-89008983	West Bottoms Public Infra.	\$ 6,580,750.00
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AL-3457-107710-B-89008983	West Bottoms Public Infra.	\$ 365,000.00
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TOTAL		\$ 6,945,750.00
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3. How does the legislation affect the current fiscal year?
Continuing bond funds may or may not be paid out during FY 2026.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Project revenues (TIF and CID) are expected to be adequate to pay debt service on the bonds to the extent necessary bonds will be paid by general municipal revenues.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Construction of public infrastructure is expected to encourage private development within the West Bottoms.

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 because this legislation is estimating and appropriating bond revenues.

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

Ordinance 221064 authorized a Predevelopment Agreement with West Bottoms - Propco Master, LLC for the development of approx. 21.85 acres in the West Bottoms

Ordinance 240256 approved the West Bottoms TIF Plan

Ordinance 240600 approved the First Amendment to the TIF Plan

Ordinance 240581 established the West Bottoms Central Community Improvement District

Ordinance 240647 estimated revenues and appropriated funds to fund Phase 1a Public Improvements and authorized a construction contract

Ordinance 250216 authorized the issuance of the City's Special Obligations Bonds, Series 2026B to finance \$14.8m of Phase 1a costs.

Ordinance 250599 established bond fund and appropriated revenues for Phase I

Service Level Impacts

Replacing aging infrastructure; improving streetlights and lighting energy efficiency; improving sidewalks, cross walks, and lighting for added pedestrian safety; creating a public gathering open space for public use.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The West Bottoms neighborhood will benefit from improved pedestrian safety features as well as additional green space.
2. How have those groups been engaged and involved in the development of this ordinance?
NA
3. How does this legislation contribute to a sustainable Kansas City?
NA
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.

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 #: 250973

RESOLUTION NO. 250973

Sponsor: Councilmember Melissa Robinson

RESOLUTION - Directing the City Manager to develop a proposal for the establishment and support of a Regional Relief Fund to be used in connection with the Mid-America Regional Council (“MARC”) for the purpose of supporting services that have been negatively impacted by the federal administration and to report back to council within 30 days.

WHEREAS, MARC provides a wide range of services related to aging individuals, early childhood learning, economic and housing stability, environmental sustainability, as well as health, safety, security and transportation; and

WHEREAS, during the COVID-19 pandemic, MARC distributed an estimated \$27 million to approximately 300 agencies; and

WHEREAS, through Executive Order No. 14154 entitled “Unleashing American Energy” and subsequent memoranda, the federal administration has frozen or rescinded various grants and sources of funding for projects throughout the region; and

WHEREAS, the City’s Department of Health reports that the City has or will lose access to federal grants previously provided for the purpose of studying disease, performing contract tracing, purchasing vaccinations, and to provide training on the spread of infectious disease; and

WHEREAS, the City Council desires to support programs and services that will be negatively impacted by these changes and to further support MARC in its efforts to provide opportunities to raise funds regionally and support agencies within the nine-county MARC service area; NOW THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the City Manager is hereby directed to develop a proposal for the establishment and support of a Regional Relief Fund, in an open and transparent consultation with MARC, for the purpose of supporting services that have been negatively impacted by actions taken by the federal administration. The City Manager shall develop the proposal and report back to the City Council within 30 days.

..end



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 #: 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)

