



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260363

Submitted Department/Preparer: Please Select

Revised 12/03/25

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

Executive Summary

Approving the recommendations of the Tax Increment Financing Commission of Kansas City, Clay County, Missouri as to the 435 & Soccer Drive Tax Increment Financing Plan and approving the 435 & Soccer Drive Tax Increment Financing Plan; approving the City's contribution of Additional EATs generated within the Redevelopment Area of the Redevelopment Plan; and authorizing the City Manager to enter into a Tax Contribution and Disbursement Agreement with the Kansas City TIF Commission and Land Reserve, Inc.

Discussion

The proposed Redevelopment Area is generally described as follows: (A) an area that is generally bounded by NE Shoal Creek Parkway on the east, I-435 on the west, the intersection of I-435 and NE Shoal Creek Parkway on the south, and Highway 152 on the north, and (B) an area that is generally bounded by NE Shoal Creek Parkway on the east, I-435 on the west, Highway 152 on the south, and N. Barry Road on the north, all in Kansas City, Clay County, Missouri.

The Redevelopment Plan provides for Infrastructure Improvements to support the Redevelopment Plan which proposes the redevelopment of the Redevelopment Area in multiple Redevelopment Projects. The Redevelopment Plan anticipates the development of a mix of single-family homes, townhomes, and multi-family residential units, retail and restaurant space, a hotel and potential conference facilities, office buildings, entertainment and/or sports facilities and other compatible uses.

The Redevelopment Plan provides for the collection of payments in lieu of taxes ("PILOTS") and Economic Activity Taxes ("EATS") within the Redevelopment Project Areas of the Redevelopment Area. In addition to paying or reimbursing Reimbursable Infrastructure Project Costs with said funds, the Redevelopment Plan provides that a 5% portion of the captured PILOTS from all eighteen (18) Redevelopment Project Areas, labeled A-R, will be distributed annually to the Taxing Districts according to their respective annual levy rates as provided in the Redevelopment Plan and the Act.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
TIF

3. How does the legislation affect the current fiscal year?
N/A
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
N/A
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Increasing tax base as a result of development.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☐ No
2. This fund has a structural imbalance. ☐ Yes ☐ No
3. Account string has been verified/confirmed. ☐ Yes ☐ No

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☒ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development of new growth.
 - ☒ Increase and support local workforce development and minority, women, and locally owned businesses.
 - ☒ Create a solutions-oriented culture to foster a more welcoming business environment.

- ☒ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

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

Service Level Impacts

None Identified

Staff Recommendation

Click or tap here to enter department.

Select One: ☒ Sponsored
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Tax Increment Financing Commission also recommends approval.

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 incentive tools to help develop infrastructure for large, transformative development
4. Does this legislation create or preserve new housing units?

Yes (Press tab after selecting)

Total Number of Units Unknown at this time

Number of Affordable Units Unknown at this time

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:

CREO review at later date

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)