

# City of Kansas City, Missouri



## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Mayor/Council's Office

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

### Executive Summary

Authorizing the City Manager to enter into a Predevelopment Agreement with Historic Northeast Lofts, LLC, for the development of approximately 22 acres in the Historic Northeast Area.

### Discussion

Historic Northeast Lofts, LLC is proposing to proceed with the construction of approximately 589 units of residential development, with 75% of which will be affordable to families earning between 30% and 70% of MFI. In addition, the developer plans to provide a 30,000 SF daycare facility, 75,000 SF of retail development, a farmer's market, and other improvements. The project is located at the intersection of Independence Ave. and Hardesty. This is a complex project that will require a combination of economic development incentives to ensure it can be successfully completed. Among those incentives are property tax abatement, Tax Increment Financing, and other potential sources such as funding from various brownfields redevelopment programs previously committed to the project, and other sources. The Developer and the City agree that the attached pre-development agreement is appropriate to best outline a path forward for the project, delineating timelines and responsibilities for the Developer and the City.

### Fiscal Impact

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

2. What is the funding source?

N/A

3. How does the legislation affect the current fiscal year?

N/A

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

The agreement anticipates that the City will work with its partner economic development agencies to provide economic incentives for the implementation of this project. Fiscal impact



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of those incentives will be determined as the projects moves through the evaluation and approval process.

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

The project contemplated by this agreement includes a combination of state and federal tax credits to support historic preservation and low income housing, brownfield clean up funds, and private investment. The overall cost of the project is estimated at \$224 million.

### 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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City’s most vulnerable population

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- Utilize planning approaches to improve the City's neighborhoods

### 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?

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 the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

N/A

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

N/A