



Agenda

Neighborhood Planning and Development Committee

Lee Barnes Jr., Chair
Andrea Bough, Vice Chair
Dan Fowler
Brandon Ellington
Teresa Loar

Wednesday, May 10, 2023

1:30 PM

26th Floor, Council Chamber

<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*****

Beginning of Consent(s)

Director of City Planning & Development

[230382](#)

Sponsor: Director of City Planning and Development Department

Approving the plat of Antioch Village, an addition in Clay County, Missouri, on approximately 26 acres generally located at the northwest corner of North Antioch Road and Northeast 53rd Street, creating 4 lots and 2 tracts for the purpose of a mixed use development; accepting and releasing various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00004)

Attachments: [Docket Memo CLD-FnPlat-2023-00004](#)

End of Consent(s)

Director of General Services

230366

Sponsor: Director of General Services Department
Estimating revenue in the amount of \$16,900.00 in the General Fund; and authorizing the Director of General Services to execute a one (1) year lease agreement with two options to renew for one (1) year each with Daniel Smith doing business as Porter House KC for the purpose of office space in the Historic 18th & Vine District located at 1518 E. 18th Street, Kansas City, MO 64108.

Attachments: [Porter House docket memo 4-20-23](#)
[Approp. Admin - PHKC Lease](#)

Director of Housing and Community Development

230367

Sponsor: Director of Housing and Community Development Department

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with New Rising Star Missionary Baptist Church in the amount of \$836,049.00 for the purpose of constructing affordable housing development located at 2701 E 43rd Street; and appropriating money for this purpose.

Attachments: [Jamestown Docket Memo](#)
[Jamestown Approp Admin](#)

Director of Housing and Community Development

230368

Sponsor: Director of Housing and Community Development Department

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with 18th & Vine Developers, LLC, in the amount of \$4,000,000.00 for the purpose of construction of mix-use development located at 18th & Vine Street; and appropriating money for this purpose.

Attachments: [Jazz District III Docket Memo](#)
[Jazz District III Approp Admin](#)

Lucas

[230371](#) Sponsor: Mayor Quinton Lucas

Establishing Fund No. 3924, the Taxable General Obligation Bond Series 2024B Q2-22 Projects Fund in the records of the City of Kansas City; estimating revenues in the amount of \$13,500,000.00 in Fund No. 3924, the Taxable General Obligation Bond Series 2024B Q2-22 Projects Fund and appropriating the same to fund costs of issuance of bonds and transfer the proceeds to Fund No. 2490, the Housing Trust Fund, designating requisitioning authorities; authorizing the Director of Finance to close project accounts upon completion.

Attachments: [230371 docket memo](#)

Director of Housing and Community Development

[230372](#) Sponsor: Director of Housing and Community Development Department

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with LCKC Ladd Development Partners, LLC, in the amount of \$3,000,000.00 for the purpose of constructing an affordable housing development located at 3640 Benton Boulevard; and appropriating money for such purpose.

Attachments: [Docket Memo - Updated-Sanford B Ladd School Redevelopment Docket Memo Templatev30](#)
[Appropriation Sheet - TMP-3052 Sanford B Ladd School Admin Template](#)

Director of Housing and Community Development

[230373](#) Sponsor: Director of Housing and Community Development Department

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with Genesis Networks, LLC, in the amount of \$573,743.00 for the purpose of developing and constructing a mixed-use development featuring a childcare facility and affordable housing development located at 2103 Flora Avenue and 2105 Flora Avenue; and appropriating money for such purpose.

Attachments: [Docket Memo](#)
[Appropriation Sheet](#)

Director of Housing and Community Development

230374 Sponsor: Director of Housing and Community Development Department

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with Sisters in Christ Serenity House in the amount of \$678,268.00 for the purpose of rehabilitation of existing transitional residential home located at 2604 Lockridge Street; and appropriating money for such purpose.

Attachments: [Updated-Sisters in Christ Docket Memo Templatev30](#)
[Sisters In Christ Approp Admin](#)

Director of Housing and Community Development

230375 Sponsor: Director of Housing and Community Development Department

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with Allenwood Properties, LLC, in the amount of \$667,718.00 for the purpose of rehabilitation of existing affordable housing development located at 2809 East Linwood Boulevard; and appropriating money for such purpose.

Attachments: [Updated-Allenwood Docket Memo Templatev30](#)
[TMP 3057 Approp Admin](#)

Director of Housing and Community Development

230376 Sponsor: Director of Housing and Community Development Department

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with Haydn Homes, LLC, in the amount of \$686,306.00 for the purpose of constructing a mixed-use commercial and affordable housing development located at 2461 Prospect Avenue; and appropriating money for such purpose.

Attachments: [Update Urbanity Docket Memo Templatev30](#)
[TMP-3058 Approp Admin](#)

Director of Housing and Community Development

230377 Sponsor: Director of Housing and Community Development Department

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with Westside Housing in the amount of \$250,000.00 for the purpose of rehabilitation of existing homes including administrative fees and liaison expenses; and appropriating money for such purpose.

Attachments: [Update Washington Wheatley Revitalization Docket Memo Templatev30](#)
[TMP-3059 Approp Admin](#)

Director of Housing and Community Development

230378 Sponsor: Director of Housing and Community Development Department

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with 2000 Vine Street, LLC, in the amount of \$950,000.00 for the purpose of site development of a mixed-use building, located at 2000 Vine Street; and appropriating money for such purpose.

Attachments: [Updated 2000 Vine Docket Memo Templatev30](#)
[TMP-3060 2000 Vine Approp Admin](#)

Director of Housing and Community Development

230379 Sponsor: Director of Housing and Community Development Department

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with Seven J's, LLC, in the amount of \$350,000.00 for the purpose of rehabilitation of existing affordable housing development located at 1410 E. 30th Street; and appropriating money for such purpose.

Attachments: [Updated-Neyan's Place Docket Memo Templatev30](#)
[TMP 3061 Neyans Place Approp Admin](#)

Director of Housing and Community Development

230380 Sponsor: Director of Housing and Community Development Department

Estimating revenues and appropriating funds in the amount of \$1,494,887.87 in the General Grants Fund for the Emergency Rental Assistance Program from the U.S. Department of the Treasury to assist households that are unable to pay rent and utilities due to the COVID-19 pandemic; and authorizing the Director of Housing and Community Development to execute a contract for Emergency Rental Assistance and requiring quarterly status reports.

Attachments: [Docket Memo ERAP TMP3079](#)
[G55ERAP22 Admin Approp FY2024](#)

Director of Housing and Community Development

230386 Sponsor: Director of Housing and Community Development Department

Approving the 2023 Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), the Emergency Solution Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA); providing a substantial amendment to the Five Year Consolidated Plan 2022-2026 in accordance with the National Affordable Housing Act of 1990, as amended; and authorizing submittal to HUD.

Attachments: [Docket Memo Resolution](#)
[2023 budget.hud.4.25.23RECOMMENDATIONS1](#)

Director of Housing and Community Development

230387 Sponsor: Director of Housing and Community Development Department

Estimating revenue in the amount of \$14,550.00 in the Strategic Neighborhoods Fund; appropriating that amount to the Northeast Homeless Project in that same fund; and authorizing the Director of Housing and Community Development Department to enter into an agreement with the Northeast Neighborhood for a homeless study in the Northeast Neighborhood.

Attachments: [Docket Memo NE Homeless Project](#)
[NE Homeless Project Approp Admin](#)

Robinson and City Manager's Office

[230393](#) Sponsor: City Manager

Approving the Guadalupe Center Multifamily PIEA General Development Plan on approximately 2.32 acres generally located at the northwest quadrant of Hardesty Avenue and Van Brunt Drive in Kansas City, Missouri, and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC-2023-00041)

Attachments: [Docket Memo - Guadalupe Centers RAO\(61663619.1\)](#)

Director of City Planning & Development and City Plan Commission

[230397](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 128 acres generally located at 11889 N. Ambassador Drive from Districts B3-3 and M2-3 to District M2-3. (CD-CPC-2023-00034).

Attachments: [Docket Memo](#)

City Plan Commission and Director of City Planning & Development

[230398](#) Sponsor: Director of City Planning and Development Department

Approving a development plan in Districts M1-5 and US generally located east of Interstate 435, north of Wilson Avenue, and adjacent to the City of Independence on about 35 acres to allow for a phased non-residential development plan for surface and underground uses. (CD-CPC-2022-00217)

Attachments: [Docket Memo](#)

City Plan Commission and Director of City Planning & Development

[230399](#) Sponsor: Director of City Planning and Development Department

Approving a development plan in District M1-5 on about 0.41 acres generally located on Broadway Boulevard between W. 3rd Street and W. 4th Street to allow for a multi-unit residential building with associated parking. (CD-CPC-2023-00026).

Attachments: [Docket Memo](#)

City Manager's Office

[230403](#) Sponsor: City Manager

Approving an Industrial Development Plan for Cas-KC-neda, LLC for the purpose of acquiring, equipping and constructing a project for industrial development consisting of the acquisition, purchase, construction and development of a boutique hotel with approximately thirty-five units (the "Project") located at 1108-1110 Grand Ave., Kansas City, Missouri (the "Project Site"); authorizing and approving various agreements for the purpose of setting forth covenants, agreements and obligations of the City and Cas-KC-neda, LLC; authorizing the issuance of taxable industrial revenue bonds in an amount not to exceed \$24,500,000.00; authorizing and approving other documents; and authorizing certain other actions in connection with the issuance of said bonds.

Attachments: [Cas-KC-neda LLC Docket Memo](#)

Bough

[230406](#) Sponsor: Councilmember Andrea Bough

RESOLUTION - Authorizing the City Manager to execute an amended petition for the 4840 Community Improvement District.

Attachments: [Docket Memo 230406](#)

HELD IN COMMITTEE

Shields, Lucas and Bunch

[230280](#) Sponsor(s): Councilmember Kathryn Shields, Mayor Quinton Lucas and Councilmember Eric Bunch

Approving a development plan for a commercial development in District B4-5 on about 0.4 acres generally located at 604 W. 47th Street. (CD-CPC-2021-00193)

Attachments: [Docket Memo 230280](#)

Director of City Planning & Development and City Plan Commission

[230310](#) Sponsor: Director of City Planning and Development Department

Amending Chapter 88, Code of Ordinances, by repealing Section 88-805-04, Commercial Use Group, and enacting in lieu thereof a new section of like number and subject matter to change the definition of restaurant to be consistent with Chapter 10 of the Code of Ordinances (CD-CPC-2023-00030). **This item will be held for 1 week**

Attachments: [Docket Memo CPC-2023-00030.pdf](#)

Barnes Jr.

230360 Sponsor: Councilmember Lee Barnes

Directing that the City Manager shall appear before the Council to provide certain information before suspending, terminating, or taking any other adverse action against an employee for failure to comply with the residency requirements of the City's Code of Ordinances.

Attachments: [Docket Memo 230360](#)

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Neighborhood Planning and Development 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.



File #: 230382

ORDINANCE NO. 230382

Sponsor: Director of City Planning and Development Department

Approving the plat of Antioch Village, an addition in Clay County, Missouri, on approximately 26 acres generally located at the northwest corner of North Antioch Road and Northeast 53rd Street, creating 4 lots and 2 tracts for the purpose of a mixed use development; accepting and releasing various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00004)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Antioch Village, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention and BMP Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on March 21, 2023.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

Revised 3/24/2023

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 plat of Antioch Village, an addition in Clay County, Missouri, on approximately 26 acres generally located at the northwest corner of North Antioch Road and Northeast 53rd Street, creating 4 lots and 2 tracts for the purpose of a mixed use development; accepting and releasing various easements; establishing grades on public ways; vacating a portion of a street; accepting certain lands for park purposes forever, in accordance with Section 1004 of Article X of the Charter of Kansas City; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00004)

Discussion

See CPC Staff Report

Fiscal Impact

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

NA

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)

NA

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

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

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
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Prior Legislation

See CPC Staff Report .

Service Level Impacts

NA

Other Impacts

1. What will be the potential health impacts to any affected groups?
Zoning Ordinance, not applicable
2. How have those groups been engaged and involved in the development of this ordinance?
Zoning Ordinance, not applicable
3. How does this legislation contribute to a sustainable Kansas City?
Zoning Ordinance, not applicable
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances ([Chapter 38, titled "Civil Rights"](#))?
Zoning Ordinance, not applicable
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"](#))?
Zoning Ordinance, not applicable



File #: 230366

ORDINANCE NO. 230366

Sponsor: Director of General Services Department

Estimating revenue in the amount of \$16,900.00 in the General Fund; and authorizing the Director of General Services to execute a one (1) year lease agreement with two options to renew for one (1) year each with Daniel Smith doing business as Porter House KC for the purpose of office space in the Historic 18th & Vine District located at 1518 E. 18th Street, Kansas City, MO 64108.

Section 1. That the revenue in the following account of the General Fund, is hereby estimated in the following amount pursuant to The Porter House KC lease agreement:

24-1000-071600-457500	City Property and Acquisition	\$16,900.00
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Section 2. That the Director of General Services Department is authorized to execute a one (1) year lease agreement with Daniel Smith doing business as The Porter House KC for the purpose of the use of an office space beginning May 1, 2023, and ending April 30, 2024. A copy of the lease agreement in substantial form is on file in the General Services Department.

..end

Approved as to form:

 Abigail Judah
 Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: General Services

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

Executive Summary

Authorizing the Director of General Services to execute a one (1) year lease agreement with two options to renew for one (1) year each with Porter House KC.

Discussion

Estimating revenue in the amount of \$16,900.00 in the General Fund; and authorizing the Director of General Services to execute a one (1) year lease agreement with two options to renew for one (1) year each with Daniel Smith *doing business as* Porter House KC for the purpose of office space in the Historic 18th & Vine District located at 1518 E. 18th Street, KCMO 64108.

Fiscal Impact

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

2. What is the funding source?

City Property and Acquisition : 24-1000-071600-457500

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

Legislation will increase revenue in FY24

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

Yes. There will be a total of \$16,900.00 in revenue earned after the execution of the lease.

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

Yes



City of Kansas City, Missouri

Docket Memo

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?

Finance and Governance (Press tab after selecting.)

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

- Reform the City's economic incentives to meet the policy objectives of the City Council
- Ensure the resiliency of City government
- Engage in workforce planning including employee recruitment, development, retention, and engagement
- Ensure a responsive, representative, engaged, and transparent City government
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Prior Legislation

N/A

Service Level Impacts

This ordinance will increase revenue for the City and will provide The Porter House KC with the space needed to continue to educate, mentor, and provide other services to the community.

Other Impacts



City of Kansas City, Missouri

Docket Memo

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

This legislation will increase economic growth allowing families to be less likely to be depressed and depend on others for aid.

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

Staff has collaborated extensively with The Porter House KC to provide adequate space in the planning and development of this project.

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

This project is part of overall assistance to all entrepreneurs who have the desire to start a business but do not have the funds, knowledge or capital to begin. This creates growth in the urban communities and provides hope for the future, enhancing the quality of life and vitality of the community. This lease generates additional rental income for City-owned space.

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

Yes

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")?

Yes



File #: 230367

ORDINANCE NO. 230367

Sponsor: Director of Housing and Community Development Department

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with New Rising Star Missionary Baptist Church in the amount of \$836,049.00 for the purpose of constructing affordable housing development located at 2701 E 43rd Street; and appropriating money for this purpose.

WHEREAS, New Rising Star Missionary Baptist Church (“Developer”) has proposed to construct Jamestown, a Development Project which includes 12 duplexes for sale model creating 24 single family residences to be located in Oak Park Neighborhood along East 43rd Street and Montgall Avenue (the “Project Site”); and

WHEREAS, the Developer’s proposal will provide 24 units of affordable housing for families with incomes between 60%-100% of AMI; and

WHEREAS, the development will include twelve, two bedroom units, and twelve, three bedroom; and

WHEREAS, the Developer’s proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$836,049.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$836,049.00; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to

contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, the contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the project proceeds, and but for their contribution, the project would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the sum of \$836,049.00 is hereby reduced in the following account of the Central City Economic Development Sales Tax Fund:

24-2200-552047-B-619080	Central City Sales Tax	\$836,049.00
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Section 2. That the sum of \$836,049.00 is hereby appropriated to the following account of the Central City Economic Development Sales Tax Fund:

24-2200-555998-B-619080-55Jamestown	Jamestown	\$836,049.00
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Section 3. That the Director of the Housing and Community Development Department is hereby authorized to execute a Funding Agreement with New Rising Star Missionary Baptist Church for the purposes contemplated herein in an amount not to exceed \$836,049.00, to be paid from funds herein appropriated in the Central City Economic Development Sales Tax Fund to Account No. 24-2200-555998-B-619080-55Jamestown.

Section 4. That the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program. Further, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that prohibits the use of any CCED sales tax funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the funding agreement. In addition, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

Section 5. That the Director of the Housing and Community Development Department is hereby designated as requisitioning authority for Account No. 24-2200-555998.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the

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

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Housing

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

Executive Summary

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with New Rising Star Missionary Baptist Church in the amount of \$836,049.00 for the purpose of constructing affordable housing development located at 2701 E 43rd Street.

Discussion

This ordinance appropriates Central City Sales Tax funding to the Jamestown development project, which will provide affordable housing in the Oak Park neighborhood.

Fiscal Impact

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

2. What is the funding source?

Central City Sales Tax Fund - 2200

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

Appropriates funds to projects.

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

There is no impact to future fiscal years.

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



City of Kansas City, Missouri

Docket Memo

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
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

N/A

Service Level Impacts

N/A

Other Impacts

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

N/A

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



City of Kansas City, Missouri

Docket Memo

N/A

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

This legislation supports efforts to provide affordable housing to Kansas City residents, promoting economic and social sustainability.

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

Yes

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



File #: 230368

ORDINANCE NO. 230368

Sponsor: Director of Housing and Community Development Department

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with 18th & Vine Developers, LLC, in the amount of \$4,000,000.00 for the purpose of construction of mix-use development located at 18th & Vine Street; and appropriating money for this purpose.

WHEREAS, 18th & Vine Developers, LLC (“Developer”) has proposed to construct the Jazz District III, a mix-use development, which includes 48 residential units to be located in Wendell Phillips neighborhood along South 18th Street and Vine Street (the “Project Site”); and

WHEREAS, the Developer’s proposal includes a new mixed-used building that will eliminate blight, protect an important local landmark, enliven the corridor with additional commercial space, and provide high-quality affordable housing for families with incomes of 60% of AMI; and

WHEREAS, Developers proposal will include one-bedroom, two-bedroom, and high-quality commercial space; and

WHEREAS, the Developer’s proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$4,000,000.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$4,000,000.00; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to

contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, the contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the project proceeds, and but for their contribution, the project would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the sum of \$4,000,000.00 is hereby reduced in the following account of the Central City Economic Development Sales Tax Fund:

24-2200-552047-B-619080	Central City Sales Tax	\$4,000,000.00
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Section 2. That the sum of \$4,000,000.00 is hereby appropriated to the following account of the Central City Economic Development Sales Tax Fund:

24-2200-555998-B-619080-55JazzDistrict3	Jazz District III	\$4,000,000.00
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Section 3. That the Director of the Housing and Community Development Department is hereby authorized to execute a Funding Agreement with 18th & Vine Developers, LLC for the purposes contemplated herein in an amount not to exceed \$4,000,000, to be paid from funds previously appropriated in the Central City Economic Development Sales Tax Fund to account No. 24-2200-555998-B-619080-55JazzDistrict3.

Section 4. That the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program. Further, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that prohibits the use of any CCED sales tax funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the funding agreement. In addition, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

Section 5. That the Director of the Housing and Community Development Department is hereby designated as requisitioning authority for account No. 24-2200-555998.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise

unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Housing

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

Executive Summary

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with 18th & Vine Developers, LLC in the amount of \$4,000,000.00 for the purpose of construction of mix-use development located at 18th & Vine Street.

Discussion

This ordinance appropriates Central City Sales Tax funding to the Jazz District III development project, which will provide affordable housing and commercial space in the Wendell Phillips neighborhood.

Fiscal Impact

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

2. What is the funding source?

Central City Sales Tax Fund - 2200

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

Appropriates funds to projects.

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

There is no impact to future fiscal years.

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

N/A



City of Kansas City, Missouri

Docket Memo

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
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

N/A

Service Level Impacts

N/A

Other Impacts



City of Kansas City, Missouri

Docket Memo

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?

This legislation supports efforts to provide affordable housing to Kansas City residents, promoting economic and social sustainability.

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

Yes

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



File #: 230371

ORDINANCE NO. 230371

Sponsor: Mayor Quinton Lucas

Establishing Fund No. 3924, the Taxable General Obligation Bond Series 2024B Q2-22 Projects Fund in the records of the City of Kansas City; estimating revenues in the amount of \$13,500,000.00 in Fund No. 3924, the Taxable General Obligation Bond Series 2024B Q2-22 Projects Fund and appropriating the same to fund costs of issuance of bonds and transfer the proceeds to Fund No. 2490, the Housing Trust Fund, designating requisitioning authorities; authorizing the Director of Finance to close project accounts upon completion.

WHEREAS, pursuant to General Obligation Bond Law, a special election was also duly held in the City on Tuesday, November 8, 2022 (the “2022 Election”), on the question of whether to issue general obligation bonds of the City in an amount not to exceed \$50,000,000.00 for the purpose of affordable housing through the rehabilitation, renovation, and construction of houses and buildings, including blight removal, to provide affordable housing for very low-to moderate-income households; and

WHEREAS, the votes cast at the 2022 Election were duly canvassed as provided by law, and it was found and declared that not less than four-sevenths of the qualified voters of the City voting at the 2022 Election on said Affordable Housing Question voted in favor of the issuance of said bonds, the vote on said Affordable Housing Question having been 103,596 votes for the issuance of said bonds and 42,293 votes against the issuance of said bonds; and

WHEREAS, the City Council adopted Resolution No. 220902 on October 13, 2022, expressing its intent that any sums from the General Obligation Bonds Question No. 2 would be appropriated from the bond fund into the Housing Trust Fund; and

WHEREAS, the cost of the projects will be funded with the issuance of general obligation bonds in Spring 2024 and the payment of scheduled debt service payments on the bonds will be made from ad valorem taxes over a successive twenty (20) year period with the first payments beginning in fiscal year 2025; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Fund No. 3924 is hereby established as the Taxable General Obligation Bond Series 2024B Q2-22 Projects Fund in the records of the City of Kansas City, Missouri.

Section 2. That the revenues in the following account of Fund No. 3924, the Taxable General Obligation Bond Series 2024B Q2-22 Projects Fund, is hereby estimated in the following amounts:

AL-3924-120000-590000	Bond Proceeds	\$12,500,000.00
AL-3924-120000-485100	Premium on Sale of Bonds	<u>1,000,000.00</u>
	TOTAL	\$13,500,000.00

Section 3. That the sum of \$13,500,000.00 is hereby appropriated from the Unappropriated Fund Balance of Fund No. 3924, the Taxable General Obligation Bond Series 2024B Q2-22 Projects Fund to the following accounts:

AL-3924-129998-X-902490	Transfer to Housing Trust Fund	\$12,500,000.00
AL-3924-129620-G-743050	Cost of Issuance	300,000.00
AL-3924-129631-G-743050	Underwriter's Discount	300,000.00
AL-3924-129632-G-743150	Discount on Sale of Bonds	<u>400,000.00</u>
	TOTAL	\$13,500,000.00

Section 4. That the revenue in the following account of Fund No. 2490, the Kansas City Housing Trust Fund, is hereby estimated in the following amount:

24-2490-120000-503924	Transfer from GO Bonds Series 2024B	\$12,500,000.00
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Section 5. That the sum of \$12,500,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Kansas City Housing Trust Fund to the following accounts:

24-2490-552045-B	Housing Funds-Bonds	\$12,500,000.00
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Section 6. That the Director of Finance is designated as the requisitioning authority for Account Nos. AL-3924-129998-X, AL-3924-129620-G, AL-3924-129631-G, AL-3924-129632-G and that the Director of Housing Services is designated as requisitioning authority for Account No. 24-2490-552045-B.

Section 7. 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 5 (the "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 \$12,500,000.00. This constitutes a declaration of official intent under Treasury Regulation 1.150-2.

Section 8. That the Director of Finance is hereby authorized to close project accounts, encumbrances and retainage related to the accounts in Section 4 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.

..end

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

Tammy L. Queen
Director of Finance

Approved as to form:

Samuel Miller
Assistant City Attorney



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

Establishing Fund No. 3924, the Taxable General Obligation Bond Series 2024B Q2-22 Projects Fund in the records of the City of Kansas City; estimating revenues in the amount of \$13,500,000.00 in Fund No. 3924, the Taxable General Obligation Bond Series 2024B Q2-22 Projects Fund and appropriating the same; estimating and appropriating the transfer of \$12,500,000.00 from Fund No.3924, the Taxable General Obligation Bond Series 2024B Q2-22 Projects Fund, to Fund No. 2490, the Housing Trust Fund, designating requisitioning authorities; authorizing the Director of Finance to close project accounts upon completion.

Discussion

On November 8, 2022, Kansas City voters approved Question 2 on the ballot, which authorized up to \$50,000,000 in GO bonds for the purpose of paying for affordable housing through the rehabilitation, renovation, and construction of houses and buildings, including blight removal, to provide affordable housing for very low-to moderate-income households. The allocation for affordable housing is expected to be issued in the amount of \$12.5 million per year for four years. This ordinance advance appropriates the first \$12.5 million so the Housing Trust Fund Advisory Board can proceed with its RFP process and recommend projects for funding by the City Council.

Fiscal Impact

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

2. What is the funding source?

General Obligation bond proceeds will fund the affordable housing projects.

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

Project appropriations will become available for use in the current fiscal year upon passage of this ordinance.

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



City of Kansas City, Missouri

Docket Memo

Yes. This ordinance obligates issuance of the bonds and upon subsequent City Council approval of the bond issuance in Spring 2024, the City estimates debt service payable from the debt levy portion of the property tax to be just over \$1.1 million per year for 20 years.

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

No, but access to affordable housing might reduce housing costs across the community and leverage private investment in affordable housing projects.

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

City of Kansas City, Missouri

Docket Memo

- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

Committee Substitute for Ordinance 220663 authorized the election in which voters approved the issuance of \$50,000,000 in bonds to finance affordable housing projects.

Resolution No. 220902 adopted on October 13, 2022, expresses intent that any sums from General Obligation Bonds Question No. 2 would be appropriated from the bond fund into the Housing Trust Fund.

Service Level Impacts

This ordinance will provide funding for Affordable Housing projects.

Other Impacts

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

Access to affordable housing has positive health impacts to those who did not have access before.

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

Voters approved Question 2, which pertains to affordable housing, in the November 8, 2022 election.

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

Improved access to affordable housing creates a more equitable economic environment, which in turn allows more people to make positive contributions in our community.

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

Click or tap here to enter text.

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")?

Questions 4 and 5 are N/A for this ordinance

City of Kansas City, Missouri

Docket Memo





File #: 230372

ORDINANCE NO. 230372

Sponsor: Director of Housing and Community Development Department

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with LCKC Ladd Development Partners, LLC, in the amount of \$3,000,000.00 for the purpose of constructing an affordable housing development located at 3640 Benton Boulevard; and appropriating money for such purpose.

WHEREAS, LCKC Ladd Development Partners, LLC (“Developer”) has proposed to construct The Sanford B Ladd School Redevelopment Project, a residential facility which includes 51 residential units to be located in Oak Park neighborhood along East 36th Street and Benton Boulevard (the “Project Site”); and

WHEREAS, the Developer’s proposal will provide 51 units of affordable housing for families, and 2 market rate units of affordable housing for families with incomes between 60% - 100% of AMI; and

WHEREAS, the Developer’s proposal includes two-bedroom, one bedroom, studio, and meeting spaces; and

WHEREAS, the Developer’s proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$3,000,000.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$3,000,000.00; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, the contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the project proceeds, and but for their contribution, the project would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the sum of \$3,000,000.00 is hereby reduced in the following account of the Central City Economic Development Sales Tax Fund:

24-2200-552047-B-619080	Central City Sales Tax	\$3,000,000.00
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Section 2. That the sum of \$3,000,000.00 is hereby appropriated to the following account of the Central City Economic Development Sales Tax Fund:

24-2200-555998-B-619080- 55SanfordBLaddS	Sanford B Ladd School Redevelopment	\$3,000,000.00
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Section 3. That the Director of the Housing and Community Development Department is hereby authorized to execute a Funding Agreement with LCKC Ladd Development Partners for the purposes contemplated herein in an amount not to exceed \$3,000,000.00, to be paid from funds herein appropriated in the Central City Economic Development Sales Tax Fund to Account No. 24-2200-555998-B-619080-55SanfordBLaddS.

Section 4. That the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program. Further, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that prohibits the use of any CCED sales tax funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the funding agreement. In addition, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

Section 5. That the Director of the Housing and Community Development Department is hereby designated as requisitioning authority for Account No. 24-2200-555998.

..end

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

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Housing

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

Executive Summary

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with LCKC Ladd Development Partners, LLC in the amount of \$3,000,000.00 for the purpose of constructing an affordable housing development located at 3640 Benton Boulevard.

Discussion

This ordinance appropriates Central City Sales Tax funding to the Sanford B Ladd School redevelopment project, which will provide affordable housing in the Oak Park neighborhood.

Fiscal Impact

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

2. What is the funding source?

2200-Central City Economic Development

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

Appropriates funds to affordable housing projects

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

There is no impact to future fiscal years

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

NA



City of Kansas City, Missouri

Docket Memo

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
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

NA

Service Level Impacts

NA

City of Kansas City, Missouri

Docket Memo

Other Impacts

1. What will be the potential health impacts to any affected groups?
NA
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?
This legislation funds the development/redevelopment of affordable housing.
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?
Yes
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")?
NA



File #: 230373

ORDINANCE NO. 230373

Sponsor: Director of Housing and Community Development Department

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with Genesis Networks, LLC, in the amount of \$573,743.00 for the purpose of developing and constructing a mixed-use development featuring a childcare facility and affordable housing development located at 2103 Flora Avenue and 2105 Flora Avenue; and appropriating money for such purpose.

WHEREAS, Genesis Networks, LLC (“Developer”) has proposed to construct the Flora Avenue Apartments and Childcare Center, a residential facility which includes 6 residential units to be located in the Washington-Wheatley Neighborhood along East 21st Street and Flora Avenue (the “Project Site”); and

WHEREAS, the Developer’s proposal will provide 6 units of affordable housing for families with incomes at 60%-100% of AMI; and

WHEREAS, the development will include one bedroom, two-bedroom units, laundry room with washer and dryer, covered balcony, off-street parking, and a 54-child capacity childcare center; and

WHEREAS, the Developer’s proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$573,743.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$573,743.00; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, the contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the project proceeds, and but for their contribution, the project would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the sum of \$573,743.00 is hereby reduced in the following account of the Central City Economic Development Sales Tax Fund:

24-2200-552047-B-619080	Central City Sales Tax	\$573,743.00
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Section 2. That the sum of \$573,743.00 is hereby appropriated to the following account of the Central City Economic Development Sales Tax fund:

24-2200-555998-B-619080- 55FloraAvenueAp	Flora Avenue Apartments & Childcare	\$573,743.00
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Section 3. That the Director of the Housing and Community Development Department is hereby authorized to execute a Genesis Networks, LLC, for the purposes contemplated herein in an amount not to exceed \$573,743.00, to be paid from funds previously appropriated in the Central City Economic Development Sales Tax Fund to Account No. 24-2200-555998-B-619080-55FloraAvenueAp.

Section 4. That the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program. Further, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that prohibits the use of any CCED sales tax funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the funding agreement. In addition, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

Section 5. That the Director of the Housing and Community Development Department is hereby designated as requisitioning authority for Account No. 24-2200-555998.

..end

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

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Housing

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

Executive Summary

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with Genesis Networks, LLC in the amount of \$573,743.00 for the purpose of developing and constructing a mixed-use development featuring a childcare facility and affordable housing development located at 2103 Flora Avenue and 2105 Flora Avenue.

Discussion

This ordinance appropriates Central City Sales Tax funding to the Flora Avenue Apartments and Childcare Center project, which will provide affordable housing in the Washington-Wheatley neighborhood.

Fiscal Impact

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

2. What is the funding source?

2200-Central City Economic Development

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

This project allocates CCED funding to affordable housing projects.

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

There is no impact to future fiscal years.

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

NA



City of Kansas City, Missouri

Docket Memo

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
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

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

Service Level Impacts

NA

City of Kansas City, Missouri

Docket Memo

Other Impacts

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

NA

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?

This legislation provides affordable housing.

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

Yes

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")?

NA



File #: 230374

ORDINANCE NO. 230374

Sponsor: Director of Housing and Community Development Department

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with Sisters in Christ Serenity House in the amount of \$678,268.00 for the purpose of rehabilitation of existing transitional residential home located at 2604 Lockridge Street; and appropriating money for such purpose.

WHEREAS, Sisters in Christ Serenity House (“Developer”) has proposed to rehabilitate existing Sisters in Christ Serenity House a transitional home which includes 5 residential units to be located in Santa Fe along Prospect Avenue and Lockridge Street (the “Project Site”); and

WHEREAS, the Developer’s proposal will provide 5 transitional units for women that includes assistance obtaining legal documents like birth certificates, state issued identification, medical and mental health services and assistance with legal issues that may be pending; and

WHEREAS, the Developer’s proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$678,268.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$678,268.00; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, the contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the project proceeds, and but for their contribution, the project would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the sum of \$678,268.00 is hereby reduced in the following account of the Central City Economic Development Sales Tax Fund:

24-2200-552047-B-619080	Central City Sales Tax	\$678,268.00
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Section 2. That the sum of \$678,268.00 is hereby appropriated to the following account of the Central City Economic Development Sales Tax Fund:

24-2200-555998-B-619080-55SistersinChri	Sisters in Christ	\$678,268.00
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Section 3. That the Director of the Housing and Community Development Department is hereby authorized to execute a Funding Agreement with Sisters in Christ Serenity House for the purposes contemplated herein in an amount not to exceed \$678,268.00, to be paid from funds herein appropriated in the Central City Economic Development Sales Tax Fund to Account No. 24-2200-555998-B-619080-55SistersinChri.

Section 4. That the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program. Further, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that prohibits the use of any CCED sales tax funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the funding agreement. In addition, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

Section 5. That the Director of the Housing and Community Development Department is hereby designated as requisitioning authority for Account No. 24-2200-555998.

..end

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

sufficient to meet the obligation hereby incurred.

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Housing

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

Executive Summary

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with Sisters in Christ Serenity House in the amount of \$678,268.00 for the purpose of rehabilitation of existing transitional residential home located at 2604 Lockridge Street.

Discussion

This ordinance appropriates Central City Sales Tax funding to Sisters in Christ Serenity House project, which will provide affordable housing in the Santa Fe neighborhood.

Fiscal Impact

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

2. What is the funding source?

2200-Central City Economic Development

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

Appropriate funds to projects

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

There is no impact to future fiscal years

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

NA



City of Kansas City, Missouri

Docket Memo

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
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

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

Service Level Impacts

NA

Other Impacts



City of Kansas City, Missouri

Docket Memo

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

NA

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?

This legislation provides for the development/redevelopment of affordable housing.

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

Yes

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")?

NA



File #: 230375

ORDINANCE NO. 230375

Sponsor: Director of Housing and Community Development Department

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with Allenwood Properties, LLC, in the amount of \$667,718.00 for the purpose of rehabilitation of existing affordable housing development located at 2809 East Linwood Boulevard; and appropriating money for such purpose.

WHEREAS, Allenwood Properties, LLC (“Developer”) has proposed to rehabilitate the Allenwood Properties, a residential facility which includes 9 residential units to be located in the Santa Fe neighborhood along East Linwood Boulevard and South Benton Avenue (the “Project Site”); and

WHEREAS, the Developer’s proposal will provide 9 units of affordable housing for families with incomes at 30%-50% of AMI; and

WHEREAS, the development will include one bedroom, two bedroom, three bedroom units, parking, curbs and sidewalks, framing, drywall, electrical, lighting, plumbing, HVAC, sheetrock, flooring, and windows; and

WHEREAS, the Developer’s proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$667,718.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$667,718.00; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, the contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the project proceeds, and but for their contribution, the project would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the sum of \$667,718.00 is hereby reduced in the following account of the Central City Economic Development Sales Tax Fund:

24-2200-552047-B-619080	Central City Sales Tax	\$667,718.00
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Section 2. That the sum of \$667,718.00 is hereby appropriated to the following account of the Central City Economic Development Sales Tax Fund:

24-2200-555998-B-619080-55Allenwood	Allenwood	\$667,718.00
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Section 3. That the Director of the Housing and Community Development Department is hereby authorized to execute a Funding Agreement with Allenwood Properties, LLC, for the purposes contemplated herein in an amount not to exceed \$667,718.00, to be paid from funds herein appropriated in the Central City Economic Development Sales Tax Fund to Account No. 24-2200-555998-B-619080-55Allenwood.

Section 4. That the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program. Further, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that prohibits the use of any CCED sales tax funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the funding agreement. In addition, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

Section 5. That the Director of the Housing and Community Development Department is hereby designated as requisitioning authority for Account No. 24-2200-555998.

..end

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

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Housing

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

Executive Summary

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with Allenwood Properties, LLC in the amount of \$667,718.00 for the purpose of rehabilitation of existing affordable housing development located at 2809 East Linwood Boulevard.

Discussion

This ordinance appropriates Central City Sales Tax funding to the Allenwood Properties development project, which will provide affordable housing in the Santa Fe neighborhood.

Fiscal Impact

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

2. What is the funding source?

2200-Central City Economic Development

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

Appropriates FY24 CCED funds to affordable housing projects

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

There is no impact to future fiscal years

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

NA



City of Kansas City, Missouri

Docket Memo

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
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

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

Service Level Impacts

NA

Other Impacts



City of Kansas City, Missouri

Docket Memo

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

NA

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?

Provides funding for development/redevelopment of affordable housing

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

Yes

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")?

NA



File #: 230376

ORDINANCE NO. 230376

Sponsor: Director of Housing and Community Development Department

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with Haydn Homes, LLC, in the amount of \$686,306.00 for the purpose of constructing a mixed-use commercial and affordable housing development located at 2461 Prospect Avenue; and appropriating money for such purpose.

WHEREAS, Haydn Homes, LLC (“Developer”) has proposed to construct Urbanity, a residential facility which includes 4 residential units to be located in Washington Wheatley neighborhood along East 25th Street and Prospect Avenue (the “Project Site”); and

WHEREAS, the Developer’s proposal will provide 4 units of affordable housing for families, with incomes between 80% of AMI; and

WHEREAS, the Developer’s proposal includes one-bedroom units, parking, deck, laundry room, and mailroom; and

WHEREAS, the Developer’s proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$686,306.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$686,306.00; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to

contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, the contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the project proceeds, and but for their contribution, the project would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the sum of \$686,306.00 is hereby reduced in the following account of the Central City Economic Development Sales Tax Fund:

24-2200-552047-B-619080	Central City Sales Tax	\$686,306.00
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Section 2. That the sum of \$686,306.00 is hereby appropriated to the following account of the Central City Economic Development Sales Tax Fund:

24-2200-555998-B-619080-55Urbanity	Urbanity	\$686,306.00
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Section 3. That the Director of the Housing and Community Development Department is hereby authorized to execute a Funding Agreement with Haydn Homes, LLC, for the purposes contemplated herein in an amount not to exceed \$686,306, to be paid from funds herein appropriated in the Central City Economic Development Sales Tax Fund to Account No. 24-2200-555998-B-619080-55Urbanity.

Section 4. That the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program. Further, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that prohibits the use of any CCED sales tax funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the funding agreement. In addition, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

Section 5. That the Director of the Housing and Community Development Department is hereby designated as requisitioning authority for Account No. 24-2200-555998.

..end

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

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Housing

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

Executive Summary

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with Haydn Homes LLC in the amount of \$686,306.00 for the purpose of constructing a mixed-use commercial and affordable housing development located at 2461 Prospect Avenue.

Discussion

This ordinance appropriates Central City Sales Tax funding to Urbanity development project, which will provide affordable housing in the Washington Wheatly neighborhood.

Fiscal Impact

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

2. What is the funding source?

2200-Central City Sales Tax

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

Appropriates funds to projects

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

There is no impact to future fiscal years

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

NA



City of Kansas City, Missouri

Docket Memo

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
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

NA

Service Level Impacts

NA

Other Impacts



City of Kansas City, Missouri

Docket Memo

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

NA

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?

This legislation provides funding for development/redevelopment of affordable housing.

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

Yes

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")?

NA



File #: 230377

ORDINANCE NO. 230377

Sponsor: Director of Housing and Community Development Department

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with Westside Housing in the amount of \$250,000.00 for the purpose of rehabilitation of existing homes including administrative fees and liaison expenses; and appropriating money for such purpose.

WHEREAS, Westside Housing (“Developer”) has proposed to rehabilitate existing homes within the boundaries of the Washington Wheatley Neighborhood (the “Project Site”); and

WHEREAS, the Developer’s proposal includes roof, electrical, plumbing, HVAC, water heaters, kitchen remodels, bathroom remodels, and accessibility issues; and

WHEREAS, the Developer’s proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$250,000.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$250,000.00; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, the contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the project

proceeds, and but for their contribution, the project would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the sum of \$250,000.00 is hereby reduced in the following account of the Central City Economic Development Sales Tax Fund:

24-2200-552047-B-619080	Central City Sales Tax	\$250,000.00
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Section 2. That the sum of \$836,049 is hereby appropriated to the following account of the Central City Economic Development Sales Tax fund:

24-2200-555998-B-619080- 55WashingtonWhe	Washington Wheatley Revitalization Plan	\$250,000.00
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Section 3. That the Director of the Housing and Community Development Department is hereby authorized to execute a Funding Agreement with Westside Housing for the purposes contemplated herein in an amount not to exceed \$250,000.00, to be paid from funds herein appropriated in the Central City Economic Development Sales Tax Fund to Account No. 24-2200-555998-B-619080-55WashingtonWhe.

Section 4. That the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program. Further, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that prohibits the use of any CCED sales tax funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the funding agreement. In addition, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

Section 5. That the Director of the Housing and Community Development Department is hereby designated as requisitioning authority for Account No. 24-2200-555998.

..end

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

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Housing

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

Executive Summary

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with Westside Housing in the amount of \$250,000.00 for the purpose of rehabilitation of existing homes including administrative fees and liaison expenses.

Discussion

This ordinance appropriates Central City Sales Tax funding to the Washington Wheatly project, which will provide affordable housing in the Washington Wheatly neighborhood.

Fiscal Impact

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

2. What is the funding source?

2200-Central City Sales Tax

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

Appropriates funds to affordable housing projects

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

There is no impact to future fiscal years

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

NA



City of Kansas City, Missouri

Docket Memo

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
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

NA

Service Level Impacts

NA

Other Impacts



City of Kansas City, Missouri

Docket Memo

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

NA

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?

This legislation provides funding for development/redevelopment of affordable housing.

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

Yes

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")?

NA



File #: 230378

ORDINANCE NO. 230378

Sponsor: Director of Housing and Community Development Department

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with 2000 Vine Street, LLC, in the amount of \$950,000.00 for the purpose of site development of a mixed-use building, located at 2000 Vine Street; and appropriating money for such purpose.

WHEREAS, 2000 Vine Street, LLC (“Developer”) has proposed to construct 2000 Vine, a mixed-use office, event space, art gallery, co-working space and outdoor street cafe, expanding the cultural corridor of Vine Street, to be located in Wendell Phillips neighborhood along Vine Street (the “Project Site”); and

WHEREAS, the Developer’s proposal includes buildout of flexible outdoor community spaces programmed to provide opportunities for micro-businesses to participate at the scale of food trucks, small business stands, micro-office suites and full service retail tenants within the overall outdoor campus; and

WHEREAS, the Developer’s proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$950,000.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$950,000.00; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, the contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the project proceeds, and but for their contribution, the project would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the sum of \$950,000.00 is hereby reduced in the following account of the Central City Economic Development Sales Tax Fund:

24-2200-552047-B-619080	Central City Sales Tax	\$950,000.00
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Section 2. That the sum of \$950,000.00 is hereby appropriated to the following account of the Central City Economic Development Sales Tax Fund:

24-2200-555998-B-619080-552000Vine	2000 Vine	\$950,000.00
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Section 3. That the Director of the Housing and Community Development Department is hereby authorized to execute a Funding Agreement with 2000 Vine Street, LLC. for the purposes contemplated herein in an amount not to exceed \$950,000.00, to be paid from funds herein appropriated in the Central City Economic Development Sales Tax Fund to Account No. 24-2200-555998-B-619080-552000Vine.

Section 4. That the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program. Further, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that prohibits the use of any CCED sales tax funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the funding agreement. In addition, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

Section 5. That the Director of the Housing and Community Development Department is hereby designated as requisitioning authority for Account No. 24-2200-555998.

..end

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

sufficient to meet the obligation hereby incurred.

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Housing

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

Executive Summary

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with 2000 Vine Street LLC in the amount of \$950,000.00 for the purpose of site development of a mixed-use building, located at 2000 Vine Street.

Discussion

This ordinance appropriates Central City Sales Tax funding to the 2000 Vine project, which will provide affordable housing in the Wendell Phillips neighborhood.

Fiscal Impact

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

2. What is the funding source?

2200-Central City Sales Tax Fund

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

Appropriates funds to affordable housing projects

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

There is no impact to future fiscal years

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

NA

Office of Management and Budget Review

(OMB Staff will complete this section.)



City of Kansas City, Missouri

Docket Memo

- 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
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

NA.

Service Level Impacts

NA

Other Impacts

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



City of Kansas City, Missouri

Docket Memo

NA

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?

This legislation provides funding for the development/redevelopment of affordable housing

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

Yes

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")?

NA



File #: 230379

ORDINANCE NO. 230379

Sponsor: Director of Housing and Community Development Department

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with Seven J's, LLC, in the amount of \$350,000.00 for the purpose of rehabilitation of existing affordable housing development located at 1410 E. 30th Street; and appropriating money for such purpose.

WHEREAS, Seven J's, LLC ("Developer") has proposed to rehabilitate the Neyan's Place, a residential facility which includes 6 residential units to be located in Mount Hope neighborhood along East 30th Street (the "Project Site"); and

WHEREAS, the Developer's proposal will provide 6 units of affordable housing for families with incomes at 30%-80% of AMI; and

WHEREAS, the development will include one bedroom, two-bedroom, parking, framing, drywall, electrical, lighting, plumbing, HVAC, painting, flooring, windows, decks, and parking; and

WHEREAS, the Developer's proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$350,000.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$350,000.00; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to

contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, the contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the project proceeds, and but for their contribution, the project would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the sum of \$350,000 is hereby reduced in the following account of the Central City Economic Development Sales Tax Fund:

24-2200-552047-B-619080	Central City Sales Tax	\$350,000.00
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Section 2. That the sum of \$350,000.00 is hereby appropriated to the following account of the Central City Economic Development Sales Tax Fund:

24-2200-555998-B-619080-55NeyansPlace	Neyan's Place	\$350,000.00
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Section 3. That the Director of the Housing and Community Development Department is hereby authorized to execute a Funding Agreement with Seven J's, LLC, for the purposes contemplated herein in an amount not to exceed \$350,000.00, to be paid from funds herein appropriated in the Central City Economic Development Sales Tax Fund to Account No. 24-2200-555998-B-619080-55NeyansPlace.

Section 4. That the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program. Further, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that prohibits the use of any CCED sales tax funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the funding agreement. In addition, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

Section 5. That the Director of the Housing and Community Development Department is hereby designated as requisitioning authority for Account No. 24-2200-555998.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the

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

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Housing

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

Executive Summary

Authorizing the Director of the Housing and Community Development Department to negotiate and execute a Central City Economic Development Funding Agreement with Seven J's LLC in the amount of \$350,000.00 for the purpose of rehabilitation of existing affordable housing development located at 1410 E 30th Street.

Discussion

This ordinance appropriates Central City Sales Tax funding to Neyan's Place re-development project, which will provide affordable housing in the Mount Hope neighborhood

Fiscal Impact

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

2. What is the funding source?

2200-Central City Economic Development

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

Appropriates funds to affordable housing projects

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

There is no fiscal impact to future fiscal years

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

NA



City of Kansas City, Missouri

Docket Memo

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
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

NA

Service Level Impacts

NA

Other Impacts



City of Kansas City, Missouri

Docket Memo

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

NA

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?

This legislation provides funding for affordable housing projects

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

Yes

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")?

NA



File #: 230380

ORDINANCE NO. 230380

Sponsor: Director of Housing and Community Development Department

Estimating revenues and appropriating funds in the amount of \$1,494,887.87 in the General Grants Fund for the Emergency Rental Assistance Program from the U.S. Department of the Treasury to assist households that are unable to pay rent and utilities due to the COVID-19 pandemic; and authorizing the Director of Housing and Community Development to execute a contract for Emergency Rental Assistance and requiring quarterly status reports.

WHEREAS, the Emergency Rental Assistance (ERA) program was established by Section 501 of Division N of the Consolidated Appropriations Act, 2021, PUB. L. No 116-260 (Dec, 27, 2020) to be used to provide emergency rental and utility assistance; and

WHEREAS, execution of a contract will provide rental and utility assistance; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That revenue is estimated in the following account of the General Grants Fund in the following amount:

24-2580-550001-479979-G55ERAP22	COVID Emergency Rental Assistance	\$1,494,887.87
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Section 2. That the sum \$1,494,887.87 is hereby appropriated from the Unappropriated Fund Balance of the General Grants Fund in the following accounts:

24-2580-555501-B-G55ERAP22	COVID Emergency Rental Assistance	\$1,494,887.87
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Section 3. That the Director of Housing and Community Development Department is hereby designated the requisitioning authority for Account No. 24-2580-555501-G55ERAP22.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise

unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Housing

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 revenues and appropriating funds in the amount of \$1,494,887.87 in the General Grants Fund for the Emergency Rental Assistance Program from the U.S. Department of the Treasury to assist households that are unable to pay rent and utilities due to the COVID-19 pandemic; authorizing the Director of Housing and Community Development to execute contract for Emergency Rental Assistance and requiring quarterly status reports.

Discussion

This legislation appropriates grant funding from the US Department of the Treasury’s Emergency Rental Assistant Program. The Department of Housing and Community Development will execute and manage a contract to provide assistance to households that are struggling to pay rent or utilities.

Fiscal Impact

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

2. What is the funding source?

2580 – General Grants Fund; funding originates with the US Department of the Treasury’s Emergency Rental Assistance Program.

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

This legislation appropriates funds for the purpose of providing emergency rental assistance.

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

There is no impact in future fiscal years.

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

This legislation uses grant funding from the US Department of the Treasury.



City of Kansas City, Missouri

Docket Memo

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)

N/A

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
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

210485 - Estimating revenues and appropriating funds in the amount of \$11,722,305.00 in the General Grants Fund for the Emergency Rental Assistance program from the U.S. Department of Treasury to assist households that are unable to pay rent and utilities due to the COVID-19 pandemic; authorizing the Director of Housing and Community Development Department to execute contracts for Emergency Rental Assistance activities

Service Level Impacts



City of Kansas City, Missouri

Docket Memo

This dedicated grant funding allows the City to provide this much-needed assistance without drawing from other City funds and affecting the ability to provide *other* services.

Other Impacts

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

Residents who receive rental or utility assistance through this program are more likely to be able to stay in their homes, avoiding the physical and emotional health hazards of no shelter or utility service.

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?

This legislation contributes to social and economic sustainability by allowing residents to remain in their homes, providing stability to residents and families. This can affect their personal finances, their ability to get and maintain employment, ability to make education gains, and more.

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

No

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



File #: 230386

ORDINANCE NO. 230386

Sponsor: Director of Housing and Community Development Department

Approving the 2023 Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), the Emergency Solution Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA); providing a substantial amendment to the Five Year Consolidated Plan 2022-2026 in accordance with the National Affordable Housing Act of 1990, as amended; and authorizing submittal to HUD.

WHEREAS, the City of Kansas City has included the five grant programs CDBG, HOME, ESG and HOPWA and the CDBG-CV1 funding to submit to the Department of Housing and Urban Development, Community Development Block Grant program for their consideration to provide public services, public facilities, minor home repair, elimination of blight and acquisition, housing renovation and construction and assistance to those persons with AIDS and to finance the City's community development and housing programs; and

WHEREAS, the need to fund affordable housing projects require that previously budgeted CDBG and HOME funds be funded which requires an amendment to the Action Plans and requires submission of an amendment to the U.S. Department of Housing and Urban Development; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the 2023 Action Plan and Substantial Amendments for the Consolidated Plan 2022-2026, 2022 Action Plan and the COVID-CV1 Plan, is prepared pursuant to the National Affordable Housing Act of 1990, as amended, a copy of which in substantial form is attached hereto, is hereby approved.

Section 2. That the Mayor, on behalf of the City of Kansas City, Missouri is hereby authorized to execute and submit the aforesaid 2023 Action Plan and the Substantial Amendment to the Consolidated Plan for 2022-2026 and to the 2022 Action Plan and the amendment to the COVID-CV1 Plan upon notice of entitlement funding levels through the Housing and Community Development Department.

Section 3. That the City Council hereby certifies that the 2023 Action Plan has been prepared and will be submitted to the U.S. Department of Housing and Urban Development pursuant to and in accordance with the Department's rules and regulations;

Section 4. That the City Council hereby certifies that the said Plans and Programs have been prepared and will be submitted to the U.S. Department of Housing and Urban Development pursuant to and in accordance with the Department's rules and regulations, including but not limited to Title 24 Section 570.301 through and including 570.306 of the Code of Federal Regulations.

..end

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #
Submitted Department/Preparer: Housing

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 2023 Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), the Emergency Solution Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA); and providing a substantial amendment to the Five Year Consolidated Plan 2022-2026 in accordance with the National Affordable Housing Act of 1990, as amended, and authorizing the submittal to the US Department of Urban Development for its consideration; and the 2022 One Year Action Plan, as well as, the Community Development Block Grant for COVID 1 (CDBG-CV1) funds.

Discussion

Several City programs and services rely on grant funding from the US Department of Housing and Urban Development: CDBG provides public services, public facilities, minor home repair, elimination of blight and acquisition, housing renovation and construction and assistance to persons with AIDS, and to finance the City's development housing programs; Emergency Solutions funds shelter operations and essential services. To continue to fund these services, the City must submit amendments to their Action Plans and Consolidated Plans for HUD. This legislation certifies that the 2023 Action Plan and Substantial Amendments for the Consolidated Plan 2022-2026 have been prepared and will be submitted to the US Department of Housing and Urban Development for consideration.

Fiscal Impact

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

2. What is the funding source?

The US Department of Housing and Urban Development, managed through the following City funds:

- 2600 - Community Development Block Grants (CDBG)
- 2580 – General Grants Fund
- 2940 - HOME Investment Partnership
- 2740 - Housing Opportunities for Persons with AIDs (HOPWA)

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

This legislation approves funds for FY 2023-24

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

No future fiscal impact.



City of Kansas City, Missouri

Docket Memo

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

This legislation uses funding from the US Department of Housing and Urban Development to support affordable housing, homelessness, housing for persons with AIDS and childcare.

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)

N/A

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
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

220162 - Approving the 2022-2026 Five Year Consolidated Plan and 2022 One-Year Action Plan ("Plan") in accordance with the National Affordable Housing Act of 1990, as amended, and authorizing submittal to the U.S. Department of Housing and Urban Development for its consideration.



City of Kansas City, Missouri

Docket Memo

Service Level Impacts

Funding will be used to support affordable housing, homelessness, housing for persons with AIDS and childcare.

Other Impacts

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

The funds are used to improve environmental conditions for citizens.

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

The Health Department, Housing Department along with the City Manager's office will improve the livability of the citizens of Kansas City Missouri

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

This legislation will increase housing production, provide minor home repair, decrease homelessness and improve the environment.

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

A	B	C	D	E	F	G	H	I	J	K	L
1	2023 ACTION PLAN FINAL HUD ALLOCATION 04/25/2023 Staff Recommendations										
2	2023 CDBG.HOME.ESG.HOPWA Applications & Recommendations DRAFT										
3	FINAL HUD ALLOCATION										
4	Resources							ACTION PLAN 2023			Total
5	CDBG Entitlement							\$ 7,641,911.00			
6	Reprogrammed Funds										
7	Program Income:										
8	- Loan Repayments							\$ 400,000.00			
9	Total Resources							\$ 8,041,911.00			
10											
11											
12	Section 108 Debt Repayment										
13	18th and Vine							\$ 370,000.00			
14	Oak Point Replacement Housing							\$ 220,000.00			
15	Category Total:							\$ 590,000.00			
16	Administration (maximum of 20%)										
17	Housing & Planning Administration (HCDD)							\$ 1,450,000.00			Funding for salaries/Supportive Housing Training/fair housing - Admin; Housing Mobility
18	Administration Subtotal							\$ 1,450,000.00			Funding for 21 FTE employees and program costs
19											
20											
21	Public Services										
22	Child Care:										
23	Guadalupe Center	\$ 83,000.00						\$ 50,000.00			Quality early childhood education to low-income families from the urban core.
24	Operation Breakthrough	\$ 75,000.00						\$ 35,000.00			Childcare Services before and after school
25											
26											
27	Category Total:							\$ 85,000.00			
28	Youth Services:										
29											
30	WEB DuBois Learning Center	\$ 52,500.00						\$ 40,000.00			Funding Learning Center Programs: Tutoring, Technology, public speaking and leadership.
31	Urban Rangers	\$ 30,000.00						\$ 30,000.00			Youth development program for at-risk urban core young men: Employment, leadership, and service in the community
32	Mattie Rhodes Centers	\$ 55,000.00						\$ 40,000.00			Funding for their Violence Prevention Program in five KCMO schools and an after school program at 148 N. Topping.
33	Rose Brooks Center	\$ 45,000.00						\$ 40,000.00			Provides funding for Project Safe; in-school, evidence-based program working to reduce or eliminate high-risk behaviors of violence.
34	aSteam Village	\$ 70,000.00						\$ 35,000.00			Funding for community-based project learning in STEAM; Support salaries for summer youth trainers
35	Mind Drive	\$ 40,000.00						\$ 30,000.00			STEAM project-based experiential learning program for underserved urban teens
36											
37	Category Total:							\$ 215,000.00			
38	Senior Services:										
39	Palestine Sr. Citizen Activity Center	\$ 141,740.00					*	\$ 66,000.00			Provide congregate hot meals to senior citizens at Palestine Center and deliver meals to home-bound disable seniors.
40	Category Total:							\$ 66,000.00			

	A	B	C	D	E	F	G	H	I	J	K	L
41												
42		Social Services - Other (aka Community Development):										
43		KC Community Gardens	\$ 62,000.00			*			\$ 55,000.00		Funding for community gardening programming for LMI households.	
44												
45		Category Total:										
46									\$ 55,000.00			
47		Homeless Prevention Services:										
48		Amethyst Place	\$ 80,000.00			*			\$ 70,000.00		Support to women recovering from drug and alcohol addiction and reunite them with their children. Support families overcome significant trauma and develop essential life skills.	
49		Benilde Hall	\$ 72,708.00			*			\$ 55,000.00		Provide transitional housing, substance abuse and mental health treatment, and a work therapy program to homeless adult men.	
50		Community Assistance Council	\$ 164,142.00			*			\$ 75,000.00		Homeless prevention. Provide financial assistance to clients for delinquent rent, mortgage, and utilities. Also provide food and clothes closet.	
51		Guadalupe Center	\$ 110,837.00			*			\$ 70,000.00		Homeless Youth Program at their Youth Resilience Center for runaway, homeless and at-risk youth.	
52		Journey to New Life	\$ 280,000.00						\$ 60,000.00		Homeless Prevention. Provides emergency assistance to persons with felony convictions; a population that is not served in traditional mainstream	
53		Metropolitan Lutheran Ministry	\$ 100,000.00						\$ 50,000.00		Rental Assistance/Eviction Prevention and Housing Stability	
54		Reconciliation Services	\$ 175,000.00						\$ 50,000.00		Housing/utility assistance, housing case management and wrap around services	
55		reStart, Inc.	\$ 71,057.00			*			\$ 45,000.00		Supports their Emergency Shelter and Housing Solutions Center programming to move persons that are homeless and chronically homeless into emergency shelter and permanent housing to prevent future homelessness.	
56		Sheffield Place	\$ 60,000.00			*			\$ 55,000.00		To support facilities operations expenses and aftercare services. Also will support an Aftercare Case Manager who facilitates continued case management for clients who graduate from the program.	
57		Synergy Services	\$ 45,000.00			*			\$ 45,000.00		Homeless Youth Program at their Youth Resilience Center for runaway, homeless and at-risk youth.	
58		Category Total:										
59									\$ 575,000.00			
60												
61												

	A	B	C	D	E	F	G	H	I	J	K	L
62		Housing Counseling										
63		Greater KC Housing Info. Center	\$ 93,000.00							\$ 60,000.00	To provide housing needs to individuals and families seeking guidance based on housing or financial needs.	
64		Credit and Homeownership Empowerment Ser	\$ 262,740.00							\$ 90,000.00	Funding to provide Home Buyer's Education Program, one-on-one financial coaching, financial education and credit restoration for clients, with the goal to make them mortgage ready.	
65												
66		Category Total:								\$ 150,000.00		
67												
68					2020 COVID 1							
69		Lotus Care House	\$ 551,000.00		\$ 250,000.00					\$0.00	Navigation center for chronically homeless individuals with a focus and path towards housing and stability	
70												
71		Legal Aid of Western Missouri	\$ 197,648.00			*				\$0.00	Provide legal advice/counsel to tenants on their way to landlord-tenant dockets and defense against unlawful evictions	
72		Kansas City Shepherd Center	\$ 70,000.00							\$0.00	Provide wrap around social supportive services to homebound seniors	
73		Emanuel Family & Child Development	\$ 350,000.00							\$0.00	Employment workforce program; Supplement salaries	
74		Base Academy of Music	\$ 27,396.00							\$0.00	Increase capacity for music lessons for urban youth	
75		aSteam Village	\$ 175,000.00							\$0.00	A new network infrastructure to decrease the digital divide by providing broadband services to low income households in the urban core	
76		Marlborough CLT	\$ 20,000.00							\$0.00	Provide quarterly home buyer education workshops and community input sessions in the Historic Northeast Neighborhoods	
77		NACCC:National Association of Construction Contractors Cooperative	\$ 250,000.00							\$0.00	Removal of blight an acquisition of distressed and abandon assets	
78		Community Assistance Council	\$ 100,000.00							\$0.00	Homeless Prevention: rent/utility assistance	
79												
80		Category Total:								\$ -	15% of Entitlement	
81		Total Public Services	\$ 3,909,768.00		\$ 250,000.00					\$ 1,146,000.00	\$1,146,000	
82												
83		Public Facilities & Improvements:	FUNDS									-
84												
85												
86	41	Guadalupe Centers,	\$ 66,500.00							\$ 66,500.00	Rehab senior center; Replace flooring, rehab bathrooms to meet ADA requirement; and change/replace 30 lights to LED	
87	48	Rose Brooks Center	\$ 198,700.00							\$ 198,700.00	Security improvements; installation of new exterior security system, panic alarms, security gate, 24 interior automatic door openers,	

	A	B	C	D	E	F	G	H	I	J	K	L
88	40	Westside Housing-Posada Del Sol	\$ 419,000.00						\$	360,000.00	Replace all unit windows with modern thermal pane windows	
89	49	Morning Star Development	\$ 285,000.00						\$	285,000.00	Attach a 1-story, 5,000 sq foot addition to expand food pantry and food service program	
90	45	WEB Dubois Learning Center	\$ 125,000.00						\$	100,000.00	Restore the bathrooms on the ground level of the facility.	
91	46	ReStart, Inc	\$ 150,000.00						\$0.00		Replacement of HVAC	
92	44	WEB Dubois	\$ 75,000.00						\$0.00		Repair retaining wall and replace stones	
93	47	Judah Worship Center	\$ 45,000.00						\$0.00		New roof and HVAC System	
94	42	Emmanuel Family Child Center	\$ 450,000.00						\$0.00		Phase I - parking lot; Phase II - build a new youth & technology building	
95												
96												
97		Total of Public Facility Improvements	\$ 1,814,200.00						\$	1,010,200.00		
98												
99		City Housing Repair Services, Accessibility & Energy Improvements							\$	1,000,000.00	Minor home repair and energy improvements to 150 owner occupied households.	
100		Targeted:										
101												
102												
103		- Key Coalition; Santa Fe Neighborhood; Boston Heights							\$	100,000.00	Provide MHR services to 10 homeowners.	
104		- Oak Park; Southtop Neighborhoods							\$	100,000.00	Provide MHR services to 10 homeowners.	
105		- Ruskin; Marlborough; Blue Hills							\$	100,000.00	Provide MHR services to 10 homeowners.	
106		- Wendell Phillips							\$	50,000.00	Provide MHR services to 5 homeowners.	
107												
108		Total City HOME Repair										
109												
110		Community Development Corporations & Agencies:										
111		Westside Housing Organization	\$ 500,000.00						\$	350,000.00	Services to 40 homeowners in NENeigh.	
112		Westside Housing Organization	\$ 500,000.00						\$	350,000.00	Services to 40 homeowners in Midtown Neigh.	
113		Northland Neighborhoods, Inc	\$ 500,000.00						\$	500,000.00	Services to 40 homeowners in Northland	
114		The Whole Person	\$ 198,000.00						\$	50,000.00	Accessibility funding	
115		Metropolitan Lutheran Ministry	\$ 100,000.00						\$	-		
116												
117		City HOME Repair Category Total:	\$ 3,000,000.00	\$ -	\$ -				\$	2,600,000.00		
118												
119		KC HOMES Project			2022 Funding					2023 Funding		
120		Housing Units (Single Family Homes)			\$ 600,000.00				\$	438,211.00	Includes 3 HOMES in Key Coalition, Blue Hills/Marlborough; Little Sisters of the Poor	
121												
122		Elimination Slum and Blight										
123												
124		Urban Building Solutions	\$ 481,000.00						\$	380,000.00	Elimination of Blight	
125												
126												
127		Housing Units										
128		Ascendant Real Property Renovation	\$ 117,500.00						\$	117,500.00	Rehabilitation of a 4 unit multifamily building	

	A	B	C	D	E	F	G	H	I	J	K	L
129												
130												
131												
132												
133												
134		Category Total:										
135		Total Housing										
136												
137												
138												
139		Total:										
140		Economic Development:										
141		Section 3 Jobs & Contractor Development	\$ 100,000.00		\$ 100,000.00		\$ 40,000.00				Trainings and Workshops; Materials	
142		Hispanic Economic Development Corp.	\$ 100,000.00		\$ 100,000.00		\$ 90,000.00				Microenterprise-NE	
143		Hispanic Economic Development Corp.	\$ 100,000.00		\$ 100,000.00		\$ 90,000.00				Microenterprise-Westside	
144		Strategic Workforce	\$ 175,000.00		\$ 100,000.00		\$ 90,000.00				Support vocational training, employment, and recruitment services	
145												
146												
147		Total:	\$ 300,000.00		\$ 400,000.00		\$ 310,000.00					
148												
149		Total CDBG Requests & Recommendations:					0 \$			8,041,911.00		
150												
151												
152												
153												
154												

A	B	C	D	E	F	G	H	I	J	K	L
155											
156											
157	2023 HOME Applications & Recommendations										
158											
159	Resources		2022 Action Plan	2023 Action Plan							
160	2022 Entitlement (Estimated)			\$ 2,648,794.00							
161	Reprogrammed Funds										
162	Program Income			\$ 300,000.00							
163	Loan Repayments										
164											
165											
166	Total			\$ 2,948,794.00							
167											
168											
169				2023 Action Plan						Activities Recommended for Funding	
170	HCDD Administration										
171	- Administration (10% of Entitlement Funds)			\$ 263,230.00						Administration (10% of Entitlement Funds) \$20k HOME Training	
172	Category Total:			\$ 263,230.00							
173		Requested Amt	2022 Projects	2023 Recommendation							
174	Single Family										
175	KC HOMES Project	\$ 500,000.00		\$ 500,000.00						Construction new homes in Marlborough/Key Coalition, Blue Hills, NE	
176	CHES	\$ 337,731.38		\$ 325,000.00						Single Family Homes (3)	
177											
178											
179	Little Sisters of the Poor	-	\$ 775,000.00							Build 4 new houses on the Little Sisters of the Poor Site	
180	Key Coalition Homes	-	\$ 500,000.00							Build 4 new houses in Key Coalition	
181	Mattie Rhodes Single Family Homes		\$ 585,000.00							NEAT Program-Single Family Home	
182	Oikas/Marlborough		\$ 90,000.00							New Construction in Marlborough	
183	Habitat for Humanity		\$ 629,105.00							Build 7 new houses (CHDO project)	
184											
185											
186											
187											
188											
189											
190											
191	Category Total:	\$ 837,731.38	\$ 2,579,105.00	\$ 825,000.00					\$ -		
192	Multi-Family		2022 Projects	2023 Recommendations							
193											
194	Neighborhood of Hope/St. Matthews	\$ 650,000.00		\$ 650,000.00						Permanent Housing for Seniors	
195	HEDC	\$ 250,000.00		\$ 150,000.00						Acquisition and Environmental of Belleview townhomes	
196	Missouri Partner	\$ 82,250.00		\$ 82,250.00						Development of 4 new townhomes	
197	Allenwood Properties	\$ 473,260.00		\$ 350,000.00						Complete and full renovation of 9 apartment units (Construction costs only)	
198	DF Woods Development	\$ 500,000.00		\$ 0.00						Application incomplete	
199	CHES	\$ 347,000.00		\$ 0.00						Ineligible; not permanent housing	
200	Synergy	\$ 400,000.00		\$ 0.00						Ineligible; not permanent housing	
201	Our Spot	\$ 376,500.00		\$ 0.00						Ineligible; not permanent housing	
202											
203											

	A	B	C	D	E	F	G	H	I	J	K	L
204												
205												
206		Ameythst Place.	\$ 1,000,000.00	\$ 1,000,000.00							Supportive Housing for families	
207		GEM Theatre	\$ 861,650.00	\$ 300,000.00							Develop 5 live/work townhomes	
208		Hispanic Economic Development	\$ 400,000.00	\$ 300,000.00							Redevelop 29th and Belleview	
209												
210												
211												
212												-
213												
214		Category Total:	\$ 5,340,660.00	\$ 1,600,000.00	\$ 1,232,250.00					\$ -		
215		HOME Requests and Recommendations:			\$ 2,320,480.00							
216		Multi-Family Reserve Fund			\$ 628,314.00							
217		Total:			\$ 2,948,794.00							
218												

	A	B	C	D	E	F	G	H	I	J	K	L
219												
220												
221												
222		2023 ESG Applications and Recommendations										
223		Resources			2023 Action Plan							
224		Entitlement			\$ 678,498.00							
225												
226		Funds Requested			2023 Action Plan		Activities					
227					2023 Action Plan							
228		HCDD Staffing			\$ 46,000.00		Administration 7.5% Maximum for training, administration of payment processing and monitoring					
229	*	Benilde Hall			\$ 94,500.00		\$ 90,000.00		Funding for shelter operations			
230	*	Journey to New Life			\$ 100,000.00		\$ 60,798.00		Funding for operations and essential services for shelter			
231	*	Metropolitan Lutheran Ministries			\$ 75,000.00		\$ 100,000.00		Homeless Prevention			
232	*	ReStart			\$ 40,000.00		\$ 19,200.00		Funding for essential services/Essential Services.			
233	*	Greater KC Information Center			\$ 93,000.00		\$ -		Incomplete Application			
234	*	Rose Brooks Center			\$ 91,552.00		\$ 81,000.00		Funding for shelter equipment lease, liability insurance, utilities, phone.			
235	*	Rose Brooks Center			\$ 91,761.00		\$ 136,500.00		Rapid Rehousing			
236	*	SAVE Inc.			\$ 100,000.00		\$ 90,000.00		Funding for Essential Services and Shelter Operations			
237	*	Synergy Services			\$ 62,000.00		\$ 50,000.00		Funding for shelter utilities, maintenance, phone, supplies, food, bldg ins.			
238	*	Sheffield Place			\$ 5,000.00		\$ 5,000.00		Shelter Operations/Essential Services			
239												
240		TOTAL ESG FUNDING			\$ 752,813.00		\$ 678,498.00					
241												
242		ESG Request and Recommendation			\$ 752,813.00		\$ 678,498.00					

	A	B	C	D	E	F	G	H	I	J	K	L
243												
244	2023 HOPWA Applications & Recommendations											
245					2023 Action Plan							
246	Resources											
247					Entitlement	\$	2,176,235.00					
248												
249					Staff Recommendations		Affordable Housing #		Activities Recommended for Funding			
250		KCHD Administration (3%)			\$	65,287.00			Expenses for Health Department to administer grant			
251		Short Term Housing - Gap Lodging			\$	60,000.00		13	Short-term, immediate, emergency housing assistance via hotel vouchers			
252		Supportive Services			\$	54,000.00			Support services to increase housing stability (e.g. employment/job training or job coaching, resume development, job search assistance, budgeting, money management)			
253		Transitional Housing - reStart, Inc.			\$	222,468.00		30	Transitional Housing assistance (up to 24 months)			
254		Resource Identification			\$	65,000.00			System-level efforts to establish, coordinate and/or develop housing assistance resources, staff training, and coordination with the Ryan White HIV Care System and local Continuum of Care systems. housing assistance resources.			
255		Rental Assistance - SAVE, Inc.			\$	1,391,672.00		257	Tenant-Based Rental Assistance; Short-term Rent Mortgage and Utility Assistance; Permanent Housing Placement			
256		Rental Assistance - Vivent Health			\$	318,308.00		300	Tenant-Based Rental Assistance; Short-term Rent Mortgage and Utility Assistance; Permanent Housing Placement			
257	2023 HOPWA Requests and Recommendations:					\$	2,176,735.00					
258								300				
259												
260		TOTAL ALL PROGRAMS			\$	13,845,938.00						
261												



File #: 230387

ORDINANCE NO. 230387

Sponsor: Director of Housing and Community Development Department

Estimating revenue in the amount of \$14,550.00 in the Strategic Neighborhoods Fund; appropriating that amount to the Northeast Homeless Project in that same fund; and authorizing the Director of Housing and Community Development Department to enter into an agreement with the Northeast Neighborhood for a homeless study in the Northeast Neighborhood.

WHEREAS, the State of Missouri and their designated representative has pledged \$14,550.00 towards this contract and upon receipt of those funds, the contract will be expended for the Homeless Project in the Northeast; NOW, THEREFORE

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Estimating revenue in the amount of \$14,550.00 in the Northeast Homeless Project in the following account:

24-2570-552349-481000	State of Missouri Contribution	\$14,550.00
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Section 2. That the sum of \$14,550.00 is hereby appropriated from the Unappropriated Fund Balance of the Strategic Neighborhoods Fund in the following account:

24-2570-552349-B-619080	Neighborhood Initiatives	\$14,550.00
-------------------------	--------------------------	-------------

Section 3. That the Director of Housing and Community Development Department is authorized to execute an agreement with the Northeast Neighborhood to expend a total of \$14,550.00 from funds appropriated in the Strategic Neighborhoods Fund in Account No. 24-2570-552349-619080.

..end

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

Tammy L. Queen

Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Housing

Revised 3/24/2023

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 revenues and appropriating funds in the amount of \$14,550.00 to the Northeast Homeless Project, authorizing the Director of HCDD to enter into an agreement with Northeast Neighborhood to provide a Homeless Study in the Northeast Neighborhood.

Discussion

The State of Missouri has pledged \$14,550.00 to fund a study on houselessness in the Northeast Neighborhood. This funding will be appropriated to the Strategic Neighborhoods fund and managed by the Housing and Community Development Department.

Fiscal Impact

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

2. What is the funding source?

2570 – Strategic Neighborhoods Fund; managing a contribution from the State of Missouri.

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

This legislation approves the acceptance and spending of \$14,550.00 in state contributions for the purpose of a study on houselessness.

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

There is no impact to future fiscal years.

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

This legislation leverages outside funding.

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
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

N/A

Service Level Impacts

No immediate service level impacts, but the department hopes the results of the study will provide a positive impact.

Other Impacts

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

To be determined by the results of the study.

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

The Northeast Neighborhood will be managing the study.

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

This legislation approves funding for a study which aims to reduce houselessness and its impacts.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances ([Chapter 38, titled "Civil Rights"](#))?

No

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



File #: 230393

ORDINANCE NO. 230393

Sponsor: City Manager

Approving the Guadalupe Center Multifamily PIEA General Development Plan on approximately 2.32 acres generally located at the northwest quadrant of Hardesty Avenue and Van Brunt Drive in Kansas City, Missouri, and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC- 2023-00041)

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (the “Authority”) did prepare or cause to be prepared the Guadalupe Center Multifamily PIEA General Development Plan and recommended that the Council approve the finding of blight and approve the General Development Plan for the area; and

WHEREAS, the City Plan Commission has reviewed and recommended approval of the finding of blight of the Guadalupe Center Multifamily PIEA General Development Plan on May 2, 2023, as evidenced by its disposition of the case and its written recommendations submitted to the City; and

WHEREAS, Section 100.400, RSMo, authorizes the Council to make a finding that an area is a blighted area and approve a general development plan for such area if the Council finds that the plan is feasible and in conformity with the general plan for the development of the community as a whole; and

WHEREAS, on October 6, 2016, the City did pass Second Committee Substitute for Ordinance No. 160383, as amended, which enacted guidelines on the City’s use of abated and exempted real property taxes in funding economic development projects; and

WHEREAS, Section 9 of Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance No. 200497, as amended, provides that notwithstanding the guidelines set forth therein, the Council retains its discretion to authorize the capture and redirection, or abatement or exemption, in whole or in part, of ad valorem real property taxes to the full extent authorized by any provision of law; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares the area of approximately 2.32 acres generally located on the northwest quadrant of Hardesty Avenue and Van Brunt Drive in Kansas City, Missouri, and more specifically described on Exhibit A attached hereto and incorporated herein

by reference, to be a blighted area as defined in Section 100.310, RSMo, and more specifically finds that there is a predominance of insanitary and unsafe conditions, deterioration of site improvements, and/or the existence of conditions which endanger life and property by fire and other causes in such planning area and, as a result of the predominance of those conditions the planning area in its present condition and use, constitutes an economic and social liability and a serious menace to the public health, safety, morals, and welfare.

Section 2. That the Guadalupe Center Multifamily PIEA General Development Plan prepared by the Authority and recommended to the Council is intended to and shall affect and be applicable to only the real property specifically described in Section 1 above and is hereby approved. A copy of said General Development Plan is attached to this ordinance and is made a part hereof.

Section 3. That the Council has duly made the findings necessary for compliance with Sections 100.300-100.620, RSMo.

Section 4. That the General Development Plan is hereby found to be feasible and in conformance with the general plan for the development of the community as a whole.

Section 5. That the ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, are hereby extended to the General Development Plan area to the extent and in the manner as provided for in said General Development Plan and subject to the execution of a development agreement with the Authority and the developer.

Section 6. That pursuant to Section 9 of Second Committee Substitute for Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance No. 200497, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by Section 100.570, RSMo with respect to any project in the General Development Plan area providing affordable housing or housing at deeper levels of affordability, as such terms are defined in Code Section 74-11.

..end

I hereby certify that as required by Chapter 100, RSMo, as amended, all public notices have been given and public hearings held, as required by law.

Approved as to form:

Emalea Black
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution # 230393

Submitted Department/Preparer:

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

The legislation approves the [Guadalupe Centers] PIEA General Development Plan on approximately 2.32 acres generally located at the northwest quadrant of the intersection of Hardesty Avenue and Van Brunt Drive in Kansas City, Missouri, and declaring said area to be blighted and in need of redevelopment and rehabilitation.

Discussion

The proposed development plan is in conformance with the Area Plan land use recommendation. This incentive plan also has an accompanying UR development plan as required by the zoning and development code. The property owners will seek a tax abatement which provides for one hundred (100%) percent abatement for ten (10) years and fifty (50%) percent abatement for fifteen (15) years. Abatement for projects within the redevelopment area shall be subject to the provisions of Second Committee Substitute for Ordinance No. 160383, As Amended, and as may be further amended from time to time, which was adopted by the City Council on or about October 6, 2016. The real estate shall not receive greater than a seventy-five (70%) percent abatement of real property taxes for the first ten (10) years and thirty-seven and one-half (37.5%) percent abatement for the following fifteen (15) years. However this limitation may be waived with Council approval to allow for abatements that exceed this threshold for certain qualifying projects. It is anticipated that projects in the Guadalupe Centers General Development Plan area will qualify for the waiver with the satisfaction of providing affordable housing or housing at deeper levels of affordability, as defined in Code Section 74-11. The PIEA has the statutory right to exercise the power of eminent domain to acquire any real property it deems necessary for a project or for its purposes under this law upon the adoption by the PIEA of a resolution declaring that the acquisition of the real property described therein is necessary for such purposes. The PIEA does not anticipate exercising the power of eminent domain within the Planning Area, except possibly to clear title, and will limit the use of eminent domain to five (5) years from the approval of the Plan. Should eminent domain be necessary to acquire real property in the future, the Plan shall be amended and such amendment shall be considered and approved by the PIEA and the City Council. The PIEA shall observe its approved standard procedures for consideration of such amendments, including notices to owners(s) and developer(s). Any use of eminent domain shall satisfy the requirements of Chapter 523, RSMo. City Staff does not comment on whether the site is blighted or not, however a blight analysis prepared by Belke Appraisal & Consulting Services, Inc. determined that the plan area is blighted. The Board of Commissioners of the Planned Industrial Expansion Authority (PIEA) of Kansas City, Missouri approved the Blight Study and General Development Plan for the Guadalupe Centers PIEA Redevelopment Area. Further, the Board recommended to the City Council that the Guadalupe Centers General PIEA Area be designated by ordinance as blighted, insanitary or an undeveloped industrial area, as defined by RSMo sections 100.310(2), 100.310(11)



City of Kansas City, Missouri

Docket Memo

and 100.310(18), and that the General Development Plan for Guadalupe Centers located at the northwest quadrant of the intersection of Hardesty Avenue and Van Brunt Drive be approved.

Fiscal Impact

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

2. What is the funding source?

[Click or tap here to provide fund name\(s\).](#)

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

No fiscal impact in the current fiscal year.

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

A future fiscal impact will arise with approval of redevelopment proposals by the Planned Industrial Expansion Authority (PIEA) and Chapter 353 Tax Abatement treatment. Such tax abatement on real property will consist of the following: 1) 100% abatement for 10 years on amounts over the tax due on land for the year prior to the property being acquired by the redevelopment corporation; 2) The property is then eligible for an additional 50% abatement on the value of land and any improvements for the next 15 years. The tax abatement for this plan shall be consistent with the Second Committee Substitute for Ordinance No. 200497, which capped the abatement at seventy percent (70%) of real property taxes for the first ten years and thirty percent (30%) for the following 5 years. However this limitation may be waived with Council approval to allow for abatements that exceed this threshold for certain qualifying projects. It is anticipated that projects in the Guadalupe Centers General Development Plan area will qualify for the waiver with the satisfaction of providing affordable housing or housing at deeper levels of affordability, as defined in Code Section 74-11. Each project will undergo a financial analysis prior to incentives being awarded. PIEA approves incentives through its board, however other elements of the projects (design standards, etc.) will require council approval.

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

The legislation itself does not generate revenue, leverage outside funding, or deliver a return on investment. In the future with the approval of redevelopment proposals by the Planned Industrial Expansion Authority (PIEA) tax revenue will be generated dependent on the terms of a development agreement between the PIEA and the developer. That said, the legislation positions the blighted and under-utilized propoerty to be eligible for a return on investment, and at the very



City of Kansas City, Missouri

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least could generate 50%-70% property tax revenues beginning in a project's eleventh year and all property tax revenues at the beginning of a project's twenty-fifth year. A project would also generate new sales tax, earnings tax, utility tax, and personal property tax revenues upon completion of the development, in addition to affordable housing and the elimination of blight that has a negative impact on surrounding property values. Potential redevelopment projects at the least would likely be financed with a combination of private equity, debt, and perhaps other outside funding sources not yet identified. A return on investment will only occur upon the implementation of a future redevelopment proposal and will be dependent on the terms of the development agreement between the PIEA and the developer and the timing of implementation.

Budget Review

(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 Impact

HOUSING AND HEALTHY COMMUNITIES - 1. Increase affordable housing supply to meet demands of a diverse population. 2. Broaden the capacity and innovative use of funding sources for affordable housing - b) Align developer incentives with affordable housing production and commitment; c) Utilize Brownfield assistance programs to facilitate and support development of new infill affordable housing in established neighborhoods or on repurposed property. 3. Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures. INFRASTRUCTURE AND ACCESSIBILITY - 1. Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system - d) Utilize the City's Transit Oriented Development Policy to encourage higher density for new housing developments within close proximity of frequent public transit service.

Prior Legislation

Ordinance Nos. 160383 and 200497 as relates to the use of development incentives and Ordinance No. 220700 as relates to the City's Affordable Housing Set Aside.

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Service Level Impacts

This legislation will have no impact on service levels. Subsequent redevelopment within the plan area will have impacts on traffic and possibly other services that will not exceed levels prescribed by the City.

Other Impacts

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

This legislation itself has no health impacts but will allow for the elimination of blight and environmental liabilities that will improve the quality of life for all in the immediate vicinity of the planning area. The implementation of future redevelopment proposals will abide by all local, state and federal laws and in doing so will minimize and/or eliminate any negative health impacts as required, including the remediation of property contamination with the assistance of the City's Brownfields Office that is already underway.

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

Not applicable.

3. Is this legislation good for the children?

Yes.

4. How does this legislation contribute to a sustainable Kansas City?

The legislation itself allows for, but does not guarantee, the potential redevelopment of currently blighted properties and subsequent provision of dense affordable housing in a transit corridor that will utilize green design, materials and equipment.



File #: 230397

ORDINANCE NO. 230397

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 128 acres generally located at 11889 N. Ambassador Drive from Districts B3-3 and M2-3 to District M2-3. (CD-CPC-2023-00034).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1385, rezoning an area of about 128 acres generally located at 11889 N. Ambassador Drive from Districts B3-3 (Community Business (Dash 3)) and M2-3 (Manufacturing 2 (Dash 3)) to District M2-3 (Manufacturing 2 (Dash 3)), said section to read as follows:

Section 88-20A-1385. That an area legally described as:

All that part of the Northeast Quarter of Section 23 and all that part of the Northwest Quarter of Section 24, all in Township 52 North, Range 34 West, in the City of Kansas City, Platte County, Missouri, being more particularly described as follows: commencing at the southwest corner of Gateway Plaza Third Plat, said point being the intersection of the south right-of-way line of N.W. 119th Street and the east right-of-way line of N. Ambassador Drive, as shown on the recorded plat of Gateway Plaza Third Plat, thence South 89 degrees 43 minutes 15 seconds East, with the south right-of-way line of N.W. 119th Street 300.00 feet to the southeast corner of said Gateway Plaza Third Plat; thence North 00 degrees 16 minutes 22 seconds East, with the east line of said Gateway Plaza Third Plat, a distance of 80.00 feet to the point of beginning; thence continuing North 00 degrees 16 minutes 22 seconds East a distance of 595.00 feet to the northeast corner of said Gateway Plaza Third Plat, said point being on the south right-of-way line of NW Cookingham Drive; thence South 89 degrees 43 minutes 15 seconds East, with the south right-of-way line of NW Cookingham Drive, a distance of 376.35 feet to a point of curvature; thence continuing with the south right-of-way line of NW Cookingham Drive and with the southwesterly right-of-way line of Interstate 435 on a curve to the right having a radius of 2749.79 feet, a central angle of 06 degrees 32 minutes 06 seconds, an arc distance of 313.63 feet; thence South 83 degrees 11 minutes 09 seconds East, continuing with the southwesterly right-of-way line of Interstate 435, a distance of 97.46 feet; thence

South 82 degrees 24 minutes 35 seconds East, continuing with the southwesterly right-of-way line of Interstate 435, a distance of 282.70 feet (282.20 feet deed) to a point on the west line of the Northwest Quarter of aforesaid Section 24; thence continuing South 82 degrees 24 minutes 35 seconds East, with the southwesterly right-of-way line of Interstate 435, a distance of 164.65 feet; thence South 81 degrees 39 minutes 29 seconds East, continuing with the southwesterly right-of-way line of Interstate 435, a distance of 340.12 feet; thence South 75 degrees 59 minutes 46 seconds East, continuing with the southwesterly right-of-way line of Interstate 435, a distance of 439.01 feet; thence South 62 degrees 24 minutes 51 seconds East, continuing with the southwesterly right-of-way line of Interstate 435, a distance of 451.48 feet to a point on the east line of the West Half of the Northwest Quarter of said Section 24; thence South 00 degrees 38 minutes 49 seconds West, with the east line of the West Half of the Northwest Quarter of said Section 24, and no longer with the southwesterly right-of-way line of Interstate 435, a distance of 2087.06 feet to the southeast corner of the West Half of the Northwest Quarter of said Section 24; thence North 89 degrees 47 minutes 28 seconds West, with the south line of the West Half of the Northwest Quarter of said Section 24, a distance of 1327.62 feet to the southeast corner of the Northeast Quarter of aforesaid Section 23; thence North 89 degrees 44 minutes 03 seconds West, with the south line of the Northeast Quarter of said Section 23, a distance of 518.00 feet to the southeast corner of Lot 15, Gateway Plaza Second Plat; thence North 00 degrees 15 minutes 57 seconds East (North 00 degrees 15 minutes 57 seconds West deed) with the east line of said Lot 15, Gateway Plaza Second Plat, a distance of 355.00 feet to the northeast corner of said Lot 15; thence North 89 degrees 44 minutes 03 seconds West with the north line of said Lot 15, a distance of 725.08 feet to a point of curvature; thence continuing with the north line of said Lot 15, on a curve to the left having a radius of 160.00 feet, a central angle of 15 degrees 29 minutes 03 seconds, an arc distance of 43.24 feet; thence South 74 degrees 46 minutes 52 seconds West, a continuing with the north line of said Lot 15, a distance of 16.45 feet to the northwest corner of said Lot 15, said point being on the east right-of-way line of N.W. Ambassador Drive; thence North 15 degrees 13 minutes 08 seconds West, with the east right-of-way line of N.W. Ambassador Drive, a distance of 80.00 feet; thence North 74 degrees 46 minutes 52 seconds East, and no longer with the east right-of-way line of N.W. Ambassador Drive, a distance of 16.45 feet to a point of curvature; thence on a curve to the right having a radius of 240.00 feet, a central angle of 15 degrees 29 minutes 03 seconds, an arc distance of 64.86 feet; thence South 89 degrees 44 minutes 03 seconds East, a distance of 199.00 feet; thence North 00 degrees 16 minutes 22 seconds East, a distance of 1471.81 feet; thence North 15 degrees 07 minutes 08 seconds West (North 15 degrees 07 minutes 05 seconds East deed), a distance of 33.14 feet to the point of beginning. The above described tract contains 5,585,743 square feet, or 128.23 acres

is hereby rezoned from Districts B3-3 (Community Business (Dash 3)) and M2-3 (Manufacturing 2 (Dash 3)) to District M2-3 (Manufacturing 2 (Dash 3)), all as shown outlined on a map marked Section 88-20A-1385, which is attached hereto and made a part hereof, and

which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

City of Kansas City, Missouri



Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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

Rezoning an area of about 128 acres generally located at 11889 N Ambassador Drive from Districts B3-3 and M2-3 to District M2-3. (CD-CPC-2023-00034).

Discussion

See staff report.

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.

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

City of Kansas City, Missouri

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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?

Infrastructure and Accessibility (Press tab after selecting.)

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

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
-
-

Prior Legislation

None

Service Level Impacts

None

Other Impacts

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

N/A



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

Project has meet public engagement reuiqrements per 88-505-12.

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



File #: 230398

ORDINANCE NO. 230398

Sponsor: Director of City Planning and Development Department

Approving a development plan in Districts M1-5 and US generally located east of Interstate 435, north of Wilson Avenue, and adjacent to the City of Independence on about 35 acres to allow for a phased non-residential development plan for surface and underground uses. (CD-CPC-2022-00217)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in Districts M1-5 (Manufacturing 1 (Dash 5)) and US (Underground Space) generally located east of Interstate 435, north of Wilson Avenue, and adjacent to the City of Independence, and more specifically described as follows:

All of Lots 44, 45, 46, 84 through 92, 105 through 130 and that part of Lots 74 through 83 of "Beaumont", a subdivision in Kansas City, Jackson County, Missouri, lying north of the south line of the Northeast Quarter of Section 31, T 50 N, R 32 W, together with other land, all within the East 1/2 of said section, township, and range, being more particularly described as follows: Commencing at the center of said section, township, and range; thence South 86°49'58" East along the south line of the Northeast Quarter of said Section 31, a distance of 330.77 feet to the point of beginning, said point being on the existing easterly right of way line of Interstate 435 Highway; thence North 00°34'45" East along said existing easterly right of way line, a distance of 308.96 feet; thence northerly, continuing along said existing easterly right of way line, along a curve to the left with a radius of 3024.93 feet, an arc distance of 388.63 feet to a point on the existing southerly right of way line of the Kansas City Terminal Railroad Company; thence easterly along the said existing southerly right of way line, the following five (5) courses; (1) North 82°49'53" East, a distance of 286.00 feet; (2) South 89°55'25" East, a distance of 366.00 feet; (3) South 85°41'04" East, a distance of 324.39 feet; (4) South 84°40'28" East, a distance of 275.22 feet; (5) North 80°40'59" East, a distance of 320.00 feet to a point on the existing southerly right of way line of the Kansas City Southern Railroad Company (formerly C&A/IC Railroad); thence South 62°51'48" East along said existing southerly right of way line, a distance of 659.10 feet; thence South 28°47'53" West, a distance of 144.90 feet; thence North 80°29'02" West, a distance of 84.61 feet; thence South 09°30'58" West, a distance of 130.00 feet; thence North 86°49'58" West, a distance of 381.30 feet; thence South 18°30'20" West, a

distance of 208.25 feet; thence South 02°16'35" West, a distance of 75.10 feet; thence North 86°49'58" West, a distance of 101.89 feet; thence South 02°16'35" West, a distance of 25.00 feet to a point on the south line of the Northeast Quarter of said Section 31; thence North 86°49'58" West along said south line, a distance of 100.17 feet; thence South 02°17'46" West along the west line of "Arva Lawn", a subdivision in Independence in said county, and state, a distance of 534.00 feet (537.00 feet – deed) to a point on the existing north right of way line of Wilson Road; thence South 89°42'03" West along said existing north right of way line, a distance of 330.13 feet (330.9 feet – deed) to a point on the existing east line of said "Beaumont" subdivision; thence North 02°17'46" East along said east line, a distance of 128.73 feet to the southeast corner of Lot 44 of said "Beaumont" subdivision; thence North 88°21'37" along the north line of said Lot 44, a distance of 75.00 feet to the southwest corner of said Lot 44; thence North 02°17'46" East along the west line of said lot 44, a distance of 147.16 feet to the northwest corner of said Lot 44; thence South 88°37'23" East along the north line of said Lot 44, a distance of 75.00 feet to the northeast corner of said Lot 44; thence North 02°17'46" East along the east line of said "Beaumont" subdivision, a distance of 50.01 feet to the intersection of the easterly extension of the south line of said Lot 45; thence North 88°37'23" West along said easterly extension and the south line of Lots 45 and 46 of said "Beaumont" subdivision, a distance of 125.02 feet to the southwest corner of Lot 46 of said subdivision; thence North 02°17'46" East along the west line of said Lot 46, a distance of 231.63 feet to the northwest corner of said Lot 46; thence North 86°49'58" West along the south line of the Northeast Quarter of said Section 31, a distance of 862.69 feet to the point of beginning

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
4. The developer shall secure approval of a project plan from the City Plan Commission prior to a building permit. The project plans shall show compliance with applicable sections of 88-400, including but not limited to landscaping, parking, lighting, pedestrian connections, and signage.

5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
6. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
7. Underground space shall have a valid building permit to develop a habitable underground building and to qualify for a certificate of occupancy.
8. The owners or operators of underground space shall have on file with the City Plan Commission a certificate by a registered professional engineer regarding the structural integrity of the underground space. Certificates must be dated within the past 10 years to be valid for its application to new areas. The certificate must be submitted prior to a building permit or certificate of occupancy.
9. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
10. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
11. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
12. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
13. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat. A copy of the development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.
14. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public

improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting

15. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
16. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
17. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
18. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
19. Required Fire Department access roads shall be an all-weather surface (IFC-2012: § 503.2.3) and Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5). Required Fire Department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
20. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
21. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
22. The developer shall provide the correct fire protection system.
23. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety

communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1 and NFPA1221)

24. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
25. The developer shall submit an analysis by a registered professional engineer in Missouri to verify adequate capacity of the existing water mains and verify fire flow capacity prior to the issuance of the final Plat. Depending on adequacy of the existing water mains systems, making other improvements may be required. Please show easements as required.
26. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
27. The developer shall provide a covenant to maintain private sanitary sewer for the low pressure force main acceptable to the Water Services Department prior to recording the plat.

Section B. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

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 development plan on about 35 acres to allow for a phased non-residential development plan for surface and underground uses in Districts M1-5 and US generally located East of 435, North of Wilson Avenue, and adjacent to the City of Independence.

Discussion

The proposal for a non-residential conceptual development plan located in Districts M1-5 and US for surface development that includes storage, office, and warehouses for a total of 11 buildings in the future. The proposal will use the existing private entrance to the caves for all underground space development. The future developments will require approval of project plans for each building and will need to meet the submitted design guidelines. The proposal meets all codes and ordinances for the conceptual phase of the development the details will be reviewed when the project plans are submitted.

The City Plan Commission recommended approval with conditions of the development plan. The developer satisfied the following two conditions as required prior to ordinance request:

- The developer shall provide design standards for the surface development that include the construction materials and colors prior to ordinance request.
- The developer shall provide the following corrections in the Traffic Impact Study prior to Ordinance Request:
 - a. TIS shows future buildout at 2023, 2043
 - b. TIS does not address potential impacts to Wallace Ave, a 26-foot wide residential street, or Wilson Road, an undeveloped local collector.

Fiscal Impact

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

2. What is the funding source?

NA

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

NA

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

City of Kansas City, Missouri



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NA

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

NA

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?

Infrastructure and Accessibility (Press tab after selecting.)

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

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
-
-

City of Kansas City, Missouri



Docket Memo

Prior Legislation

See staff report

Service Level Impacts

See staff report

Other Impacts

1. What will be the potential health impacts to any affected groups?
NA
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 the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?
NA
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")?
NA



File #: 230399

ORDINANCE NO. 230399

Sponsor: Director of City Planning and Development Department

Approving a development plan in District M1-5 on about 0.41 acres generally located on Broadway Boulevard between W. 3rd Street and W. 4th Street to allow for a multi-unit residential building with associated parking. (CD-CPC-2023-00026).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District M1-5 (Manufacturing 1 (Dash 5)) generally located on Broadway Boulevard between West 3rd Street and West 4th Street and more specifically described as follows:

Lots 2 and 3, except the east 27.5 feet and all of Lots 4, 5, 6, 7 and 8, except the east 2.5 feet thereof; also except from all of the above lots any part thereof in streets and roads, in O. Case & Bali's subdivision of land 28 in Old Town, Kansas City, Jackson County, Missouri; together with that part of vacated Broadway that lies west of the west line of Lots 2 and 3 in the above addition and east of a straight line drawn between the northwest corner of Lot 4 and the northwest corner of Lot 1 in the above addition.

is hereby approved, subject to the following conditions:

1. The proposed development is within the Charles B. Wheeler Downtown Airport (MKC) height zone and the developer must secure approval of Form 7460-1, Objects Affecting Navigable Airspace, prior to issuance of a building permit.
2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.
4. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown

- on the approved lighting plan at the property lines prior to a certificate of occupancy.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
 6. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
 7. The developer shall submit and receive approval for an alternative compliance parking plan prior to the issuance of a building permit.
 8. The developer shall work with staff to find a suitable alternative to the section of blank concrete on the northeastern corner of the building prior to a building permit.
 9. The developer shall be granted a deviation to Section 88-140-04, requiring that a development in the M1-5 zoning district have a maximum FAR (Floor Area Ratio) of 5.0 to allow for a FAR (Floor Area Ratio) of 5.31.
 10. The developer shall investigate the configuration of the sidewalk on the west side for potential bump outs prior to a building permit.
 11. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
 12. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
 13. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements

required by the Land Development Division prior to issuance of any certificate of occupancy.

14. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
15. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
16. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the improvements within the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
17. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
18. Fire hydrant distribution shall follow IFC-2018 Table C102.1 and fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2)
19. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements (IFC 2018 Sec 914.3).
20. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
21. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1 and NFPA1221)
22. In buildings required to have standpipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed prior to construction exceeding 40 feet (12 192mm) in height above the lowest level of Fire Department vehicle access. Such standpipes shall be provided with Fire Department hose connections at locations adjacent to stairways complying with Section 3311.1. As construction progresses, such standpipes shall

be extended to within one floor of the highest point of construction having secured decking or flooring. (IFC-2018 3313.1)

23. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2023 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
24. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
25. The developer shall provide, install, maintain and remove all signs, barricades, and channelization devices shown on the attached drawings. Access to adjacent properties shall be maintained. Traffic control shall comply with part VI of the MUTCD at all times. This permit must be on the job site at all times. Unless otherwise stipulated in this permit, an alternate accessible route must be maintained for temporary pedestrian route closures and access to all loading zones shall be maintained.
26. All open excavations shall be plated and the street reopened to traffic during non-working hours.
27. Pedestrian traffic control shall be maintained in accordance with APWA-KCMO Section 2305.4.
28. When a pedestrian route is temporarily closed for reconstruction, and alternate accessible route must be maintained. At no time shall the pedestrian route be closed on both sides of the street at the same time or for more than one continuous block.
29. No sidewalk shall be closed for more than fifteen (15) consecutive calendar days. Audible pedestrian warning devices or pedestrian audio recordings (PARs) shall be placed and maintained at each end of the closure alerting pedestrians of the closure and the detour route.
30. The contractor is responsible for posting any emergency regulation signs that are hereby authorized by this permit to be posted along a permitted lane closure. Permittee or their designee will need to contact the Police Department (non-emergency number) at the time the signs are posted which shall be 18 to 24 hours in advance of the tow away time.
31. No water service line will be less than 1-1/2" in diameter where three or more units or a commercial building will be served by one domestic service line and

meter.

32. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
33. The developer shall contact the Water Services Department to conduct a flow test to ensure there is adequate water pressure to serve the development prior to a building permit.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning Ordinance have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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 development plan on about 0.41 acres to allow for a development plan for a multi-unit building with associated parking in District M1-5 generally located on Broadway Boulevard between West 3rd Street and West 4th Street.

Discussion

The proposed development is a nine (9) story multi-unit development with eighty-eight (88) units and associated amenities. The development is located adjacent to Broadway Bridge, the bridge is going to be demolished which will allow for the building to get more sunlight, increased pedestrian traffic, and a connection to the trail system. The developer is requesting a waiver to the Floor Area Ratio to allow for a FAR of 5.31 instead of 5.0. The building is taking up the entirety of the lot, therefore the developer is also seeking alternative compliance for the landscaping requirements by including landscaping throughout as many floors/amenity areas of the developments as available. The developer is required to seek approval of an alternative compliance parking plan in order to keep the building at its current height and avoid the need to create additional surface parking.

The City Plan Commission recommended approval with conditions for the development plan with an added condition of:

- The applicant shall investigate the configuration of the sidewalk on the West side for potential bumpouts prior to building permit.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
NA
3. How does the legislation affect the current fiscal year?
NA
4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
NA



City of Kansas City, Missouri

Docket Memo

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

NA

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
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

City of Kansas City, Missouri



Docket Memo

See Staff Report

Service Level Impacts

See Staff Report

Other Impacts

1. What will be the potential health impacts to any affected groups?
NA
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 the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?
NA
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")?
NA



File #: 230403

ORDINANCE NO. 230403

Sponsor: City Manager

Approving an Industrial Development Plan for Cas-KC-neda, LLC for the purpose of acquiring, equipping and constructing a project for industrial development consisting of the acquisition, purchase, construction and development of a boutique hotel with approximately thirty-five units (the "Project") located at 1108-1110 Grand Ave., Kansas City, Missouri (the "Project Site"); authorizing and approving various agreements for the purpose of setting forth covenants, agreements and obligations of the City and Cas-KC-neda, LLC; authorizing the issuance of taxable industrial revenue bonds in an amount not to exceed \$24,500,000.00; authorizing and approving other documents; and authorizing certain other actions in connection with the issuance of said bonds.

WHEREAS, the City of Kansas City, Missouri, a constitutional charter city and municipal corporation of the State of Missouri (the "City") is authorized pursuant to the provisions of Article VI, Section 27(b) of the Missouri Constitution, as amended, and Sections 100.010 to 100.200, inclusive, of the Revised Statutes of Missouri, as amended, and the City of Kansas City Charter (collectively, the "Act"), to issue its revenue bonds for carrying out a project or projects under the Act, such revenue bonds to be paid solely from revenue received from such project, and to enter into leases of certain property associated with the project to be financed with the proceeds of such revenue bonds with any person, firm or corporation; and

WHEREAS, the City has heretofore prepared and approved plans for the industrial development of the City and desires to approve a Chapter 100 Industrial Development Plan (the "Plan") for the purpose of carrying out the Project for Cas-KC-neda, LLC, a Missouri limited liability company, and its affiliates or other designated entities (the "Company"); and

WHEREAS, the City intends to issue its Taxable Industrial Revenue Bonds (Kindler Hotel Project) (the "Bonds") for the purpose of furthering the Project located at the Project Site; and

WHEREAS, notice of the Project was given to the taxing jurisdictions in accordance with the Act and the City Council has fairly and duly considered all comments submitted to the City Council regarding the proposed Plan; and

WHEREAS, the City Council has heretofore and does hereby find and determine that it is desirable for the economic development of the City and within the public purposes of the Act that the City Council approve the Plan as proposed by the Company; and that

the City issue the Bonds, as more fully described in the applicable Indenture and in the applicable Lease, as such terms are hereinafter defined and authorized, the proceeds of which shall be used for the purchase, construction and equipping of certain real property associated with the Project, which shall be located at the Project Site and leased, with an option to purchase, by the City to the Company; and

WHEREAS, the principal amount of the Bonds will be issued in taxable Chapter 100 bonds which will be repaid solely by the Company under the terms of the Lease (defined herein); and

WHEREAS, for a Chapter 100 bond issuance, the City Council has previously established a policy pursuant to Committee Substitute for Resolution No. 041033, as reaffirmed by Section 7 of Second Committee Substitute for Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance No. 200497, as amended, (the "Chapter 100 Policy") for the review and approval of these projects; and

WHEREAS, the City Council wishes in this instance to waive the Chapter 100 Policy as it relates to: (i) suggesting the maximum abatement period and maximum bond term; (ii) suggesting the minimum PILOT payment on behalf of the Project; and (iii), all based upon the independent professional analysis of the anticipated financial return on the amount of private investment necessary to develop and construct the Project and the eventual net benefits to taxing jurisdictions from the implementation of the Project; and

WHEREAS, the proceeds of the Bonds will be used to construct and develop the Project (with a corresponding tax abatement as described herein) and to provide a sales tax exemption on construction materials for the Project, which does not require any waiver of the Chapter 100 Policy; and

WHEREAS, the City further finds and determines that it is necessary and desirable in connection with the Project and the issuance of the Bonds that the City enter into certain documents, and that the City take certain other actions and approve the execution of certain other documents as herein provided; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Approval of Plan. The City Council hereby finds and determines that the Project will promote the economic well-being and industrial development of the City and the Project will be in furtherance of the public purposes set forth in the Act. The City Council hereby approves the Plan for the Project, which includes the following provisions:

- (a) Construction, acquisition, equipping and installation of the Project located at the Project Site in the City;*
- (b) A total estimated project cost of approximately \$23,866,383; and*

(c) The costs of constructing, acquiring, equipping and installing the Project that will be funded from proceeds of the sale of up to Twenty Four Million Five Hundred Thousand and No/100 (\$24,500,000.00) maximum principal amount of Taxable Industrial Revenue Bonds to be issued by the City and purchased by the Company or other purchaser named in the herein-defined Purchase Agreement.

Section 2. *Authorization of Documents.* The City is hereby authorized to enter into the following documents for the Bonds (collectively, the "City Documents"), in such form as shall be approved by the officials of the City executing such documents, with such officials' signatures thereon being conclusive evidence of their approval thereof:

(a) a Trust Indenture (the "Indenture") between the City and BOKF, N.A. or other trustee named therein (the "Trustee") pursuant to which the Bonds shall be issued and the City shall pledge the Project, and assign certain of the payments, revenues and receipts received pursuant to the Lease to the Trustee for the benefit and security of the owners of the Bonds upon the terms and conditions as set forth in the Indenture;

(b) a Lease Agreement, between the City and Company, under which the City will lease the Project to the Company (the "Lease"), which Lease shall terminate following the issuance of a temporary certificate of occupancy for the Project or sooner at Company's option as described in the Lease ("Lease Term"). The Bonds will be repaid solely by Company under the terms of the Lease.

(c) Purchase Agreement, as defined below, under which the purchaser named therein agrees to purchase the Bonds.

Section 3. *Authorization of the Bonds.* The City is hereby authorized to issue and sell its Taxable Industrial Revenue Bonds (Kindler Hotel Project), in the maximum aggregate principal amount not to exceed \$24,500,000, for the purpose of providing funds for the costs associated with the construction, improvement, and renovation of the Project. The Bonds shall be issued and secured pursuant to the herein authorized Indenture and shall bear such date, shall mature at such time, shall be in such denomination, shall bear interest at such rates, shall be in such form, shall be subject to redemption and other terms and conditions, and shall be issued in such manner, subject to such provisions, covenants and agreements, as are set forth in the Indenture.

Section 4. *Sale and Terms of Bonds; Authorization and Execution of Bond Purchase Agreement.*

(a) The Bonds will be sold to the Company or other purchaser under the terms of a Bond Purchase Agreement between the City and the Company or other purchaser (the "Purchase Agreement"). The maximum principal amount of the Bonds shall be \$24,500,000, the interest rate on the Bonds shall not exceed 7%, principal shall be payable in accordance to the terms of the Lease, the maturity date shall be no later than December 1, 2038, the Bonds shall be

purchased at 100% of the principal amount thereof and the Bonds may be redeemed at any time at a redemption price equal to the principal amount thereof plus accrued interest. The Director of Finance or the City Treasurer is each authorized to execute the Purchase Agreement for or on behalf of and as the act and deed of the City.

(b) The issuance of the Bonds and the execution and delivery of the related Lease shall provide for (1) a 100% abatement of ad valorem real property taxes beginning in the year 2024 through 2033 with annual PILOTS equal to \$31,725.00, and (2) a 50% abatement of ad valorem real property taxes in the years 2034 through 2038, with annual PILOTS equal to 50% of ad valorem real property taxes being abated, all as described in the Plan. Such PILOTS will be remitted to the affected jurisdictions pro rata on the basis that would have been payable to them respectively had the real property been fully taxed, all as described in the Plan.

(c) In connection with the issuance of the Bonds, the City will provide a sales tax exemption for construction materials purchased with the proceeds of the Bonds.

(d) The City hereby waives Committee Substitute for Resolution No. 041033, as reaffirmed by Section 7 of Second Committee Substitute for Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance 200497, as amended, to the extent necessary so that the terms of the Bonds and resulting abatement may be provided as authorized in this Ordinance.

Section 5. Limitation on Liability. The Bonds and the interest thereon shall be limited obligations of the City payable solely out of certain payments, revenues and receipts derived by the City from the Lease associated with the applicable portion of the Project described therein, and such payments, revenues and receipts shall be pledged and assigned to the Trustee as security for the payment of the Bonds as provided in the Indenture. The Bonds and the interest thereon shall not constitute general obligations of the City or the State of Missouri. The Bonds shall not constitute indebtedness within the meaning of any constitutional or statutory debt limitation or restriction and are not payable in any manner by taxation.

Section 6. Creation of Bond Fund. The City is hereby authorized to establish with the Trustee pursuant to the Indenture, (i) a special trust fund in the name of the City to be designated the "City of Kansas City, Missouri, Bond Fund – Kindler Hotel Project" and the City shall cause all sums required by the applicable Indenture to be deposited within the applicable fund and shall create all accounts in such fund as required by the applicable Indenture.

Section 7. Execution of Documents. The Mayor is hereby authorized and directed to execute the Bonds and to deliver the Bonds to the Trustee for authentication for and on behalf of and as the act and deed of the City in the manner provided in the

Indenture. The Director of Finance is hereby authorized and directed to execute the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk or a deputy City Clerk, of the City is hereby authorized and directed to attest to and affix the seal of the City to the Bonds and the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 8. Further Authority. The Mayor, Director of Finance, the City Treasurer and other officials, agents and employees of the City as required, are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the City with respect to the Bonds, the City Documents, and tax redirection.

..end

Approved as to form:

Emalea Black
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

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 an Industrial Development Plan for Cas-KC-neda, LLC

Discussion

This is an industrial development project consisting of the acquisition, purchase, construction and development of a boutique hotel with approximately 35 units at 1108-1110 Grand Ave. and this authorizes the issuance of taxable industrial revenue bonds in an amount not to exceed \$24,500,000.

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?

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No

City of Kansas City, Missouri



Docket Memo

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
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

N/A

Service Level Impacts

N/A

Other Impacts

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

N/A

City of Kansas City, Missouri



Docket Memo

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?

Contributes to a project that will potential increase tax revenue collection

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

This approves the agreement and any future associated contracts will include such requirements.

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")?

This approves the agreement and any future associated contracts will include such requirements



File #: 230406

RESOLUTION NO. 230406

Sponsor: Councilmember Andrea Bough

RESOLUTION - Authorizing the City Manager to execute an amended petition for the 4840 Community Improvement District.

WHEREAS, the 4840 Community Improvement District (the “District”) was established by petition of the property owners and approved by the City Council by Ordinance No. 130205; and

WHEREAS, RSMo. Section 67.1421 provides for amending the petition of an established community improvement district through the filing of an amended petition signed by real property owners within the district’s boundaries; and

WHEREAS, the District contemplates submitting an amended petition extending the term of the District by an additional seven years, a copy of which, in substantial form, is attached to this resolution; and

WHEREAS, the City owns real property within the boundaries of the District; and

WHEREAS, Section 74-302(d) of the City’s Code of Ordinances provides that the City Manager shall not execute any petition seeking to establish a community improvement district unless authorized to do so by City Council; and

WHEREAS, assuming a proper amended petition is filed, City Council will consider whether to approve the amended petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the City Manager is hereby authorized, on behalf of the City of Kansas City, Missouri, to execute an amended petition for the 4840 Community Improvement District.

..end

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 execute an amended petition for the 4840 Community Improvement District.

Discussion

This legislation does not have a fiscal impact.

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.

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

City of Kansas City, Missouri



Docket Memo

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?

Finance and Governance (Press tab after selecting.)

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

- Reform the City's economic incentives to meet the policy objectives of the City Council
- Ensure the resiliency of City government
- Engage in workforce planning including employee recruitment, development, retention, and engagement
- Ensure a responsive, representative, engaged, and transparent City government
-
-

Prior Legislation

Click or tap here to enter text.

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?

City of Kansas City, Missouri



Docket Memo

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



File #: 230280

ORDINANCE NO. 230280

Sponsor(s): Councilmember Kathryn Shields, Mayor Quinton Lucas and Councilmember Eric Bunch

Approving a development plan for a commercial development in District B4-5 on about 0.4 acres generally located at 604 W. 47th Street. (CD-CPC-2021-00193)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan for a commercial development in District B4-5 (Heavy Business/Commercial) on about 0.4 acres generally located at 604 W. 47th Street, and more specifically described as follows:

All of the west one hundred and twenty (120) feet of the east one hundred and forty-six (146) feet of lot twenty-six (26), Home Place, a subdivision in the City of Kansas City Jackson County, Missouri, lying north of the north line of 47th Street, as said street is now established in Kansas City, Missouri.

is hereby approved, subject to the following conditions:

1. A deviation to the maximum height of a structure within the Plaza Bowl Overlay District pursuant to Committee Substitute for Ordinance No. 190100 is hereby granted in the following amounts:
 - a. Southeast property corner elevation 857.00 resulting height limit 902.00 with top of railing at elevation 899.33. (2'-8" below limit)
 - b. Northeast property corner elevation 868.00 resulting in height limit of 913.00 with top of roof structure at 911.00. (2'-0" below limit; parapet 1'-0" above limit)
 - c. Southwest property corner elevation 860.75 resulting in height limit of 905.75 with top of railing at elevation 899.33. (6'-5" below limit).
 - d. Northwest property corner at elevation 863.75 resulting in height limit of 908.75 with top of roof structure at 911.00. (2'-3" above limit; parapet 5'-3" above limit)

- e. Decorative architectural tower element top elevation of 928.75. (Varies not to exceed 27 feet above limit).
 - f. Overall building height is approved to exceed maximum heights limits in varying amounts so as to approve the height of the overall building as shown on the development plan.
2. Total required parking will be satisfied with an approved Alternative Parking Compliance Plan or variance request from the Board of Zoning Adjustment.
 3. Administrative adjustments for alternative compliance are hereby approved pursuant to Section 88-425-13 for 8 street trees to be sited on the entire property.
 4. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits.
 5. The developer shall submit a street plan for approval and permitting by the Land Development Division prior to beginning construction in the public right of way and construct ADA compliant ramps at all required locations where new private drives are being added or where existing sidewalks are modified or repaired.
 6. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
 7. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
 8. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
 9. Fire hydrant distribution shall follow IFC-2018 Table C102.1 and fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018 Table C102 and hydrants shall be in place before building on structures begin.
 10. The developer shall submit a streetscape plan with street tree planting plan per Section 88-425-03 for approval by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

11. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
12. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
13. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



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

Approving a development plan for a commercial development in District B4-5 on about 0.4 acres generally located at 604 W. 47th Street. (CD-CPC-2021-00193)

Discussion

This legislation does not have a fiscal impact.

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.

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

City of Kansas City, Missouri



Docket Memo

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?

Infrastructure and Accessibility (Press tab after selecting.)

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

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
-
-

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?

City of Kansas City, Missouri



Docket Memo

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")?

Click or tap here to enter text.

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")?

Click or tap here to enter text.



File #: 230310

ORDINANCE NO. 230310

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, Code of Ordinances, by repealing Section 88-805-04, Commercial Use Group, and enacting in lieu thereof a new section of like number and subject matter to change the definition of restaurant to be consistent with Chapter 10 of the Code of Ordinances (CD-CPC-2023-00030). ****This item will be held for 1 week****

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Code of Ordinances, is hereby amended by repealing section 88-805-04, Commercial Use Group, and enacting in lieu thereof a new section of like number and title, with said new section to read as follows:

88-805-04 COMMERCIAL USE GROUP

The commercial use group includes uses that provide a business service or involve the selling, leasing or renting of merchandise to the general public. The commercial use group includes the following use categories.

88-805-04-A. ADULT BUSINESS

"Adult business" is an inclusive term used to describe collectively: adult cabaret; adult motion picture theatre; adult media store; bathhouse; massage shop; modeling studio; and/or sex shop. This collective term does not describe a specific land use and will not be considered a single use category.

1. ADULT CABARET

An adult live entertainment facility, or that part of an adult live entertainment facility, that regularly features or otherwise offers to the public, customers or members in a viewing area, any live exhibition, performance or dance by persons whose exhibition, performance or dance is characterized by the exposure of any specified anatomical area, or by specified sexual activities, or who otherwise appear unclothed or in such attire, costume or clothing so as to expose to view specified anatomical areas.

2. ADULT MEDIA STORE

An establishment that rents and/or sells adult media and that meets any of the following tests:

- (a) More than 40% of the gross public floor area is devoted to adult media;
- (b) More than 40% of the stock in trade consists of adult media; or
- (c) A media store that advertises or holds itself out in any forum as "XXX," "adult," "sex" or otherwise as an adult business.

3. ADULT MOTION PICTURE THEATER

A building or portion of a building (including any portion of a building that contains more than 150 square feet) used for presenting motion pictures, movies, videos or other projected images if such building or portion of a building as a prevailing practice excludes minors by virtue of age, or if, as a prevailing practice, the movies, videos or other material presented are distinguished or characterized by an emphasis on the depiction or description of "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.

4. BATHHOUSE

An establishment or business that provides the services of baths of all kinds, including all forms and methods of hydrotherapy, unless operated by a medical practitioner or professional physical therapist, licensed by the state.

5. MASSAGE SHOP

An establishment that has a fixed place of business having a source of income or compensation derived from the practice of any method of pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating or stimulation of, external parts of the human body with the hands or with the aid of any mechanical, electric apparatus or appliances with or without such supplementary aids as rubbing alcohol, liniments, antiseptics, oils, powders, creams, lotion, ointment or other similar preparations commonly used in the practice of massage, under such circumstances that it is reasonably expected that the person to whom the treatment is provided or some third person on his or her behalf will pay money or give any other consideration or gratuity provided that this term does not include any establishment operated by a medical practitioner, professional physical therapist, or massage therapist licensed by the state.

6. MODELING STUDIO

Modeling studio means an establishment or business that provides the services of modeling for the purposes of reproducing the human body, wholly or partially in the nude, by means of photography, painting, sketching, drawing, or otherwise.

7. SEX SHOP

A business offering goods for sale or rent and that meets any of the following tests:

- (a) It offers for sale items from any two of the following categories: adult media; sexually-oriented toys or novelties; lingerie; leather goods marketed or presented in a context to suggest their use for sadomasochistic practices; and the combination of such items constitutes more than 10% of the stock in trade of the business or occupies more than 10% of the gross public floor area of the business;
- (b) More than 5% of the stock in trade of the business consists of sexually-oriented toys or novelties; or
- (c) More than 5% of the gross public floor area of the business is devoted to the display of sexually oriented adult toys or novelties.

88-805-04-B. ANIMAL SERVICES

The following are animal services use types:

1. SALES AND GROOMING

Sales and grooming of dogs, cats, and similar small animals. Typical uses include pet stores, dog bathing and clipping salons, and pet grooming shops.

2. SHELTER OR BOARDING KENNEL

Animal shelters and kennel services for dogs, cats, and small animals. Typical uses include boarding kennels, pet resorts/hotels, dog training centers, and animal rescue shelters.

3. VETERINARY

Typical uses include pet clinics, dog and cat hospitals, and animal hospitals.

4. STABLE

Stables and boarding facilities for horses and similar large animals.

88-805-04-C. ARTIST WORK OR SALES SPACE

Floor space devoted to the production, showing, or sale of art. Typical uses include art galleries and artist studios, but not including art museums. Art museums are classified in the "Libraries and Cultural Exhibits" use category.

88-805-04-D. BUILDING MAINTENANCE SERVICE

Provision of maintenance and custodial services to commercial and industrial establishments. Typical uses include janitorial, landscape maintenance, and window cleaning services. Also includes exterminator services for residential, commercial, or industrial applications.

88-805-04-E. BUSINESS EQUIPMENT SALES AND SERVICE

Sales, rental, or repair of office, professional and service equipment and supplies to companies rather than to individuals. Excludes automotive and heavy equipment sales or

service. Typical uses include office equipment and supply firms, small business machine repair shops and hotel equipment and supply firms.

88-805-04-F. BUSINESS SUPPORT SERVICE

Provision of clerical, employment, protective, or minor processing services to firms rather than individuals. Typical uses include employment agencies and telephone answering services and business or trade schools. Business or trades schools that involve outdoor storage and work areas or manufacturing processes are not considered business support services but rather are to be classified in an Industrial use group category.

1. DAY LABOR EMPLOYMENT AGENCY

Any enterprise, other than a labor union or a not-for-profit organization, engaged in procuring or providing persons to perform temporary unskilled work at a site other than the day labor business premises in which (1) the day laborers are paid, by the day labor business or a third party employer, each work day or on the business day following the work day, and (2) persons arrive at the day labor business premises to make application for work as a day laborer, to obtain assignment for day labor, to obtain transportation to a day labor site or to obtain payment of wages or benefits for day labor. For purposes of this definition, "unskilled work" means work involving physical tasks for which the (1) the worker is not required by law to hold a professional or occupational license, or (2) the employer or contractor controlling the site of the work does not require the worker to have (a) a high school diploma or its equivalent, or (b) education beyond high school, or (c) relevant vocational education or (d) demonstrated proficiency with a specified type of machinery to be used in the work, but does not include white collar, secretarial, clerical or professional work.

88-805-04-G. COMMUNICATIONS SERVICE ESTABLISHMENTS

Broadcasting and other information relay services accomplished through use of electronic and telephonic mechanisms. Excludes services classified as "major utilities and services" and "minor utilities." Typical uses include recording studios, television and radio studios, telecommunication service centers, data centers, and telegraph service offices.

88-805-04-H. DRIVE-THROUGH FACILITY

Any service window, automated device or other facility that provides goods or services to individuals in a motor vehicle. Also includes "drive-in" businesses and facilities, such as drive-in restaurants and car washes.

88-805-04-I. EATING AND DRINKING ESTABLISHMENTS

Provision of prepared food and/or beverages for on- or off-premises consumption. Typical uses include restaurants, taverns, and nightclubs.

1. RESTAURANT

An establishment primarily engaged in serving prepared food to the public and in which sales of such prepared foods and meals constitutes at least 30% of the establishment's gross income, pursuant to Chapter 10 of the municipal code.

2. TAVERN OR NIGHTCLUB

An establishment that is not a restaurant and that is primarily engaged in the serving of alcohol for consumption on the premises or engaged in allowing the smoking of tobacco or other substances.

88-805-04-J. ENTERTAINMENT VENUES AND SPECTATOR SPORTS

Provision of cultural, entertainment, athletic and other events to spectators, such as occurs in theaters, cinemas, auditoriums, fairgrounds, sports stadiums and racetracks. The following are spectator sports and entertainment use types:

1. SMALL VENUE

Entertainment and spectator sports establishments with a capacity of no more than 149 persons. Typical uses include small theaters and meeting or banquet halls.

2. MEDIUM VENUE

Entertainment and spectator sports establishments with a capacity of more than 149 and fewer than 500 persons. Typical uses include theaters and meeting or banquet halls.

3. LARGE VENUE

Entertainment and spectator sports establishments with a capacity of 500 persons or more. Typical uses include large theaters, cinemas and meeting or banquet halls.

4. OUTDOOR VENUE

Entertainment and spectator sports functions held outdoors. Typical uses include theaters, fairgrounds, sports stadiums, and racetracks.

88-805-04-K. FINANCIAL SERVICES

Financial or securities brokerage services. Typical uses include banks, savings and loans, credit unions, mortgage companies, pawnshops, and short-term loan establishments.

1. BANK

An establishment that is engaged in the business as a bank or trust company, and is federally chartered or state chartered. "Bank" also includes credit unions that are federally or state chartered, and mortgage companies that provide mortgage loans as a principal part of their operation, with the loans secured by an interest in real property as collateral for the loan.

2. PAWN SHOP

Businesses that lend money on the security of pledged goods or that is engaged in the business of purchasing tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time. Pawnshops and pawnbrokers are further governed by Chapter 367, RSMo.

3. SAVINGS AND LOAN ASSOCIATION

An establishment that is engaged in the business as a savings and loan association and is federally chartered or state chartered.

4. SHORT-TERM LOAN ESTABLISHMENT

An establishment which (a) engages in the business of providing money to customers on a temporary basis, wherein such loans are secured by post-dated check, paycheck or car title, or (b) is registered as a lender under state or federal law. The classification does not include a state or federally chartered bank, savings and loan association, credit union, or mortgage broker or originator. Further, this classification does not include establishments selling consumer goods, including consumables, where the loans or the cashing of checks or money orders are incidental to the main purpose of the business. This classification does include, but is not limited to, check cashing stores, payday loan stores, and car title loan stores.

88-805-04-L. FOOD AND BEVERAGE RETAIL SALES

Retail sale of food and beverages for home consumption. Typical uses include groceries and liquor stores.

88-805-04-M. FUNERAL AND INTERMENT SERVICES

Provision of services involving the care, preparation, or disposition of human dead. The following are funeral and interment services use types:

1. CEMETERY/COLUMBARIUM/MAUSOLEUM

Land or facilities used for burial of the dead, including pet cemeteries.

2. CREMATING

Crematory services involving the purification and reduction of the human body by fire. Typical uses include crematories and crematoriums.

3. UNDERTAKING

Undertaking services such as preparing the dead for burial and arranging and managing funerals. Typical uses include funeral homes and mortuaries.

88-805-04-N. GASOLINE AND FUEL SALES

Uses primarily engaged in retail sales of personal automobile and vehicle fuels, including rapid (level 3) battery charging stations, battery exchange stations and retail electric charging of vehicles.

88-805-04-O. LODGING

Provision of lodging services on a temporary basis of not more than 30 days, with incidental food, drink and other sales and services intended for the convenience of guests. The following are lodging use types:

1. BED AND BREAKFAST

A detached house in which the owner offers overnight accommodations and meal service to guests for compensation.

2. HOTEL/MOTEL

An establishment, other than a detached house, in which short-term lodging is offered for compensation and that may or may not include the service of one or more meals to guests. Typical uses include hotels, motels, and boarding houses.

3. RECREATIONAL VEHICLE PARK

A development site, parcel, or tract of land designed, maintained or intended to be used for the purpose of providing short-term accommodation of not more than 30 days for placement of two or more recreational vehicles, including all buildings used or maintained for the use of the occupants in the recreational vehicle park.

88-805-04-P. OFFICE

1. ADMINISTRATIVE, PROFESSIONAL OR GENERAL OFFICE

Professional, governmental, executive, management, or administrative offices of private organizations or government agencies. Typical uses include administrative offices, law offices, architectural firms, insurance companies, and government offices.

2. MEDICAL OFFICE

Personal health services including prevention, diagnosis and treatment; rehabilitation services provided by physicians, dentists, nurses, and other health personnel; and medical testing and analysis services, including medical marijuana testing facilities. Typical uses include medical and dental offices, health maintenance organizations, blood banks, plasma centers, and government-operated health centers. Excludes use types more specifically classified, such as hospitals.

88-805-04-Q. PARKING, NON-ACCESSORY

Parking that is not provided to comply with minimum off-street parking requirements and that is not provided exclusively to serve occupants of or visitors to a particular use, but rather is available to the public at-large. A facility that provides both accessory parking and non-accessory parking is classified as non-accessory parking.

88-805-04-R. PERSONAL IMPROVEMENT SERVICE

Informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include hair salons, barber shops, beauty shops, nail salons, health clubs, yoga or dance studios, driving schools and martial arts studios.

88-805-04-S. REPAIR OR LAUNDRY SERVICE, CONSUMER

Provision of repair, dry cleaning, or laundry services to individuals and households, but not to firms. Excludes vehicle and equipment repair. Typical uses include laundry/dry cleaning

drop-off stations (with no dry cleaning on the premises), hand laundries, appliance repair shops, locksmiths, shoe and apparel repair and musical instrument repair.

88-805-04-T. RESEARCH SERVICE

An establishment that conducts educational, scientific, high-technology or medical research not involving the mass production, distribution, or sale of products. Research services do not produce odors, dust, vibration, noise, or other external impacts that are detectable beyond the property lines of the subject property. Research-related establishments that do produce such external impacts are classified as "manufacturing, production, and industrial services."

88-805-04-U. RESIDENTIAL SUPPORT SERVICES

Commercial uses provided primarily to serve the needs of residents in large, multi-unit residential buildings. The following are considered residential support services:

1. Restaurants;
2. Financial services, except pawnshops, consumer loan agencies, and payday loan stores;
3. Food and beverage retail sales;
4. Medical office (other than blood/plasma center);
5. Administrative, Professional, or General Offices;
6. Personal improvement service; and
7. Retail sales establishments.

88-805-04-V. RETAIL SALES

Businesses involved in the sale, lease, or rent of new or used products or merchandise to consumers. Typical uses include drug stores, grocery stores, department stores, and apparel stores. Also includes medical marijuana dispensary facilities.

1. OUTDOOR RETAIL SALES - CLASS A

Outdoor retail sales - class A are permanent uses outside of a completely enclosed building or structure used to display goods for sale to the general public as part of and subordinate to retail sales or similar business establishment. This includes but is not limited to garden supplies, building supplies, and plant materials.

2. OUTDOOR RETAIL SALES - CLASS B

Outdoor retail sales - class B are permanent uses where the majority of the retail space is outdoors and items are for sale to the general public. This includes but is not limited to garden nurseries, manufactured home sales, and recreational and play equipment sales.

88-805-04-W. SPORTS AND RECREATION, PARTICIPANT

Provision of sports or recreation primarily by and for participants. (Spectators would be incidental and on a nonrecurring basis). Examples include bowling alleys, skating rinks, billiard parlors, driving ranges and miniature golf courses, shooting and archery ranges, batting cages, and go-cart tracks.

88-805-04-X. VEHICLE SALES AND SERVICE

Sales of motor vehicles or services related to motor vehicles. The following are vehicle sales and service use types:

1. CAR WASH/CLEANING SERVICE

A building or site containing facilities for washing automobiles. It may use automatic production line methods—a chain conveyor, blower, steam cleaning device, or other mechanical device—or it may provide space, water and equipment for hand washing, cleaning or detailing of automobiles, whether by the customer or the operator.

2. HEAVY EQUIPMENT SALES/RENTALS

Sale, retail or wholesale and/or rental from the premises of heavy construction equipment, trucks and aircraft, together with incidental maintenance. Typical uses include heavy construction equipment dealers and tractor trailer sales.

3. LIGHT EQUIPMENT SALES/RENTALS

Sale, retail, wholesale, or rental from the premises of autos, noncommercial trucks, motorcycles, trailers with less than 10,000 lbs. gross cargo weight, recreational vehicles and boat dealers, together with incidental maintenance. Typical uses include automobile and boat dealers, car rental agencies and recreational vehicle sales and rental agencies.

4. MOTOR VEHICLE REPAIR, LIMITED

a. A vehicle repair establishment that provides lubrication and/or checking, changing, or additions of those fluids and filters necessary to the maintenance of a vehicle. Customers generally wait in the car or at the establishment while the service is performed. Examples include quick lube services.

b. Also included vehicle repair establishments that provide replacement of passenger vehicle parts or repairs that do not involve body work or painting or require removal of the engine head or pan, engine transmission or differential. Examples include tire, muffler and transmission shops.

5. MOTOR VEHICLE REPAIR, GENERAL

Any vehicle repair activity other than "minor vehicle repair." Examples include repair or servicing of commercial vehicles or heavy equipment or body work, painting, or major repairs to passenger vehicles.

6. VEHICLE STORAGE AND TOWING

Storage of operating motor vehicles or vehicle towing services. Typical uses include towing services; private tow lots; impound yards; parking station for buses; and fleet storage yards. Includes the use of a site for temporary storage of motor vehicles to be sold, rented, salvaged, dismantled, or repaired for a period of not more than 15 days.

Section 2. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by law have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

Revised 3/24/2023

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

Executive Summary

Amending Chapter 88, the Zoning and Development Code, to align with the definition of a restaurant in Chapter 10 of the Code of Ordinances (CD-CPC-2023-00030).

Discussion

See CPC staff report

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.

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

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
- Utilize planning approaches to improve the City’s neighborhoods

Prior Legislation

See CPC Staff report

Service Level Impacts

See CPC Staff report

Other Impacts

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

The is a zoning ordinance and has not been evaluated against this subject matter

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

The is a zoning ordinance and has not been evaluated against this subject matter

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

The is a zoning ordinance and has not been evaluated against this subject matter

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances ([Chapter 38, titled "Civil Rights"](#))?

The is a zoning ordinance and has not been evaluated against this subject matter

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"](#))?

The is a zoning ordinance and has not been evaluated against this subject matter



File #: 230360

ORDINANCE NO. 230360

Sponsor: Councilmember Lee Barnes

Directing that the City Manager shall appear before the Council to provide certain information before suspending, terminating, or taking any other adverse action against an employee for failure to comply with the residency requirements of the City's Code of Ordinances.

WHERE, Council has the duty to supervise the City Manager in his exercise of his duties; and

WHEREAS, the Council has the obligation to determine whether residency ordinances as written are being properly interpreted and fairly enforced, consistent with the intentions of the Council; and

WHEREAS, the City has been required to pay hundreds of thousands of dollars for claims arising out of disciplinary actions taken related to allegations of non-residency; and

WHEREAS, it is within the proper purview of the Council to determine if changes to the residency requirements are necessary or desirable to properly regulate City employees, including granting waivers of required residency; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That, prior to suspending, terminating or taking any other adverse action against any employee based on failure to comply with the residency requirements of the City's Code of Ordinances, the City Manager shall personally appear before a Business Session of the Council to provide the Council with specific and detailed information and evidence upon which such suspension, termination or other adverse action is based, and no such action shall be taken until at least forty-five days shall have passed after such presentation.

..end

Approved as to form:

Katherine Chandler

Assistant City Attorney



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

Directing that the City Manager shall appear before the Council to provide certain information before suspending, terminating, or taking any other adverse action against an employee for failure to comply with the residency requirements of the City's Code of Ordinances.

Discussion

The fiscal impact of this legislation is indeterminable.

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.

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

City of Kansas City, Missouri



Docket Memo

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?

Finance and Governance (Press tab after selecting.)

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

- Reform the City's economic incentives to meet the policy objectives of the City Council
- Ensure the resiliency of City government
- Engage in workforce planning including employee recruitment, development, retention, and engagement
- Ensure a responsive, representative, engaged, and transparent City government
-
-

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?

City of Kansas City, Missouri



Docket Memo

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")?

Click or tap here to enter text.

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")?

Click or tap here to enter text.