



Legislation Details (With Text)

File #: 221064 **Version:** 2 **Name:**
Type: Ordinance **Status:** Passed
File created: 12/8/2022 **In control:** Council
On agenda: 12/15/2022 **Final action:** 12/15/2022
Title: Sponsor: City Manager

Authorizing the City Manager to enter into a Predevelopment Agreement with West Bottoms - Propco Master, LLC for the development of approximately 21.85 acres in the West Bottoms Area; authorizing the City Manager to agree to extensions of time and schedule modifications under the Predevelopment Agreement; and authorizing the waiver of prevailing wage for certain projects in the area.

Sponsors: City Manager's Office

Indexes:

Code sections:

Attachments: 1. No Fact Sheet, 2. West Bottoms Predevelopment Agreement - 12.8.22, 3. WB - Support Letter Lauren Roberts, 4. Westbottoms SumeraRd_HKC Letter_12_13_22, 5. WB - Support Letter_MCM, 6. WB Bruce Holloway, 7. WB-Support Letter - MM, 8. 221064 Colored Compared Versions, 9. Authenticated Ordinance 221064

Date	Ver.	Action By	Action	Result
12/15/2022	1	Council	Passed as Substituted	Pass
12/14/2022	1	Neighborhood Planning and Development Committee	Adv and Do Pass as Cmte Sub	Pass
12/8/2022	1	Council	referred	

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 221064

Sponsor: City Manager

Authorizing the City Manager to enter into a Predevelopment Agreement with West Bottoms - Propco Master, LLC for the development of approximately 21.85 acres in the West Bottoms Area; authorizing the City Manager to agree to extensions of time and schedule modifications under the Predevelopment Agreement; and authorizing the waiver of prevailing wage for certain projects in the area.

WHEREAS, Council previously approved Ordinance No. 48681, declaring the area generally encompassed by the Missouri River to 25th Street, State Line to the Bluffs (the “Plan Area”) blighted; and

WHEREAS, on April 7, 1978, Council approved Ordinance No. 48892, approving the Planned Industrial Expansion Authority (“PIEA”) Central Industrial Development Project Plan for the Plan Area; and

WHEREAS, On June 30, 2022, Council passed Ordinance No. 220555 rezoning an area of approximately 21.85 acres generally located in the Plan Area (“Project Area”) to a District UR; and

WHEREAS, West Bottoms - Propco Master, LLC (“Developer”) owns several parcels in the Project

Area and wishes to undertake comprehensive redevelopment of the Project Area; and

WHEREAS, development of the project area contingent on the City making substantial infrastructure improvements in the Project Area; and

WHEREAS, the proposed redevelopment will include the renovation of several historic structures, as well as the construction of new structures; and

WHEREAS, The City and Developer wish to enter into a predevelopment agreement memorializing each parties' role and responsibilities for the completion of the project; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is authorized to execute the Predevelopment Agreement with Developer to provide for the development of the Project Area. The copy of the Predevelopment Agreement in substantial form is attached hereto and on file in the City Manager's Office.

Section 2. That the City Manager is authorized to consent on the City's behalf to extend the time periods provided in the Predevelopment Agreement for beginning and completing construction, provided that all construction on the project shall be complete by January 1, 2040.

Section 3. That the City Manager is authorized to consent to modifications of the construction schedule outlined in Predevelopment Agreement either as part of a development agreement between Developer and the PIEA or as a separate addendum, provided that all construction shall be complete by January 1, 2040.

Section 4. In accordance with Code § 3-622, the City Council hereby authorizes the waiver or modification of the prevailing wage requirements outlined in Code § 3-622, for the projects outlined in § 3.04 of the Predevelopment Agreement to the extent that the projects meet the extraordinary qualifications enumerated in Code § 3-622(d)(1)-(d)(4).

Approved as to form:

Emalea Black
Associate City Attorney