

ORDINANCE NO. 160431, AS AMENDED

Exhibit A

PLAN FOR PHASE ONE OF 18TH AND VINE IMPROVEMENTS

- **Buck O'Neil Education & Research Center, 1824 The Paseo:** In Phase One, transfer property to City/Parks Department, as previously proposed, and at north side, construct entrance, to include lobby, elevator, and stair tower. By Council action, the 1824 The Paseo property will be transferred from the Negro Leagues Baseball Museum to the City, with an operational agreement between the City and the NLBM for the facility. *Future phases: complete the renovation of the remaining three floors for office use, as recommended by the NLBM. The trigger for future phases of the project: Office tenants for upper floors secured, along with private funding.*
- **American Jazz Museum:** In Phase One, design of Blue Room expansion and new café as requested by the Jazz Museum for generation of additional income. *In future phases, construction of the Blue Room expansion, new visitor experience in museum lobby, upgrade of jazz museum exhibits, and equipment upgrade for Gem Theater. The trigger for future phases will be leveraged funds committed to the projects and opportunities for additional income.*
- **Outdoor Amphitheater:** In Phase One, coordinating with the Kansas City Royals, the Urban Youth Baseball Academy and the Parks Department, design and repurpose the existing tensile structure located at the north side of the American Jazz Museum to allow for a new fully equipped stage for summer multi-purpose entertainment events. Private funding of \$7,052,000 has been being raised for this phase of the Baseball Academy project, and additional funds are currently being raised to match the City's commitment to this project.
- **18th Street Streetscape:** In Phase One, enhance lighting, sidewalks and pedestrian lights on 18th adjacent to the 18th and Vine District. No private funding is projected for this project. The City will directly contract for design and construction of these improvements, which will increase visibility and safety for the increased use of the district. *In future phases, construct streetscape improvements west to Campbell Street.*
- **18th and Paseo NE Corner—Outdoor Access and Patio:** In Phase One at 1518 E. 18th Street, construct west doorway with enclosed patio for existing restaurant space. The City will directly contract for design and construction of the addition. Furniture and fixtures will be provided by new commercial tenant in the leased space.

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- **Parking lot, 18th and Lydia:** In Phase One, transfer ownership from ATA to City, and construct lighted, landscaped lot between 18th and 19th Streets, Lydia and Grove. No private funding is projected for this project, which with adjacent lots will add 300 parking spaces to the district.
- **Vine St. Stabilization & Infill, Mixed-Use Redevelopment:** In Phase One, stabilization of facades of historic buildings in the 1800 block of Vine Street, west side, preparatory to construction of new infill development incorporating the facades, in later phases. The facades of historic buildings at 1814, 1816, 1820 and 1822 Vine St. are projected to be preserved and incorporated into this project. The City will first issue an RFP for mixed-use development with first floor retail funded and owned by the City, and the upper-floors of apartments by the developer. *Trigger for later phase of the project: receipt of a proposal meeting the City's goals, with private participation.*
- **Stabilization of the historic Boone Theater,** In Phase One at 1701 E. 18th Street, preparatory to later rehabilitation. No private funding is projected for this phase. Preliminary structural engineering has been completed; the City will contract for biddable drawings and construction for the project. An RFP for developers follows.
- **New 18th St. Retail, Apartments:** In Phase One, the City will issue an RFP for mixed-use development with first floor retail funded and owned by the City, and the upper-floors of apartments by the developer. *In a later phase, design and construction of a new retail building, on 18th St. between The Paseo and Vine, with first-floor retail and upper-floor market rate housing, as a public/private partnership. The façade of a historic structure at 1511 E. 18th St. is projected to be preserved and incorporated into this project. Trigger for the project: receipt of a proposal meeting the City's goals.*
- **KC Friends of Alvin Ailey Headquarters:** In Phase One, fund a space planning study for FOAA, for a multipurpose facility with performance space, class space and offices, as public/private partnership, including location within the 18th and Vine district. *Trigger for later phase construction: Commitment for capital funds from KC Friends of Alvin Ailey.*
- **Black Archives:** In Phase One, design for relocation of Horace Peterson 18th and Vine Visitor's Center from 18th Street museums building into north space of Archives facility, and design for construction of a recording studio in Black Archives facility. The City will contract for design for both projects. *Trigger for later phase studio project: Recording studio business plan.*

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- **Transfer of 18th, Vine St. Properties/Market Feasibility Study/Historic Preservation/Marketing/Site Development, Project Management:** Transfer JDRC properties on 18th Street and on Vine Street to City of Kansas City; detailed planning, historic preservation, marketing costs, tenant improvements; project and construction management. The City will acquire JDRC properties for appraised value by Council action in Phase One, and begin tenant improvements for new tenants. The 18th and Vine Development Policy Council will solicit proposals for experienced property management, and engage a firm, to be funded by the City. The City will solicit and directly engage necessary consultant services listed above.
- **18th and Vine Gateway Plazas:** In Phase One, design for a fountain on City property at the southeast and southwest intersections of 18th Street and The Paseo, as a public/private partnership. Private funding has been proposed for this project; to date, \$285,000 has been raised. *In a later phase, construction of the gateway plazas. Trigger for this project: commitment of leveraged private funding.*

Total City Cost of Phase One Improvements: \$7,000,000.00

PLAN FOR PHASE TWO OF 18TH AND VINE IMPROVEMENTS

- **Outdoor Amphitheater:** Construction of the Great Lawn and infrastructure improvements remaining from Phase I. Second-phase construction, proposed at \$382,292.00, will be directly funded by the City. Cost of bond-funded improvements: \$382,292.00.
- **Black Archives:** Construction of the state of the art recording studio. Cost of bond-funded improvements: \$410,492.00.
- **American Jazz Museum:** In Phase Two construct exhibit and lobby improvements, and equipment upgrade for Gem Theater. Exhibit improvements may be partially funded from federal and local sources related to the arts and humanities. Cost of bond-funded improvements: \$408,996.00.
- **KC Friends of Alvin Ailey (FOAA) Headquarters:** Design facility for FOAA, a multipurpose space with class space and offices, as public/private partnership, with City owning the facility. Portions of the work will be completed by Friends of Alvin Ailey through private funding. Cost of bond-funded improvements: \$242,473.00.

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As funding and leasing of the new facility is completed, this project is scheduled for the second phase. The City will partner with the Ailey group in design/construction of the headquarters building.

- **New 18th St. Retail, Apartments:** construction of a new retail building with upper-floor market rate housing/office space follows, as a public/private partnership. Cost of bond-funded improvements: \$4,999,481.00.

- **18th Street Streetscape:** Enhance lighting, bump outs and pedestrian lights on 18th Street from Lydia parking lot to Attucks School. Also, provide connection from BRW overpass to 18th and Vine area. In Phase Two, complete construction from Lydia to BRW Overpass. No private funding is projected for this project. Cost of bond-funded improvements: \$1,354,645.00.

The City will directly contract for design and construction of these improvements, which again will increase visibility and safety for the increased use of the district.

- **18th and Vine Gateway Plazas:** Construction of a fountain and other improvements on property at the southeast and southwest intersections of 18th Street and The Paseo, as a public/private partnership. Cost of Phase One bond-funded improvements; \$916,821.00.

- **Vine St. Stabilization & Infill, Mixed-Use Redevelopment:** construction of new infill development incorporating the facades, of historic buildings at 1814, 1816, 1820 and 1822 Vine St. are projected to be preserved and incorporated into this project. Cost of bond-funded improvements: \$467,948.00.

Construction of a new retail building with upper-floor market rate housing/office space follows, as a public/private partnership. The City's costs could be significantly lower, as the private developer funds the housing portion of the project.

PLAN FOR PHASE THREE OF 18TH AND VINE IMPROVEMENTS

- **American Jazz Museum:** Continue interior improvements to the facility and ensure all work not completed in the Gem Theater are completed. Cost of bond-funded improvements: \$400,000.00.

- **KC Friends of Alvin Ailey Headquarters:** Construct the facility for FOAA, a multipurpose space with class space and offices, as public/private partnership, with City owning the facility. Cost of bond-funded improvements: \$1,589,543.00.

- **Vine St. Stabilization & Infill, Mixed-Use Redevelopment:** Finalize the construction of the newly stabilized infill and mixed use redevelopment with a third

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phase allocation of \$4,367,513.00. Cost of bond-funded improvements:
\$4,367,513.00.

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Approving certain projects and funding for ~~Phases 1 through 3~~ Phase One of improvements to the 18th and Vine Historic District; estimating and appropriating bond proceeds in the amount of ~~\$27,637,162~~ \$27,000,000.00; designating requisitioning authority; authorizing the City Manager to take certain actions with respect to a community improvement district; declaring the City's intent to reimburse itself for certain expenditures; directing the City Manager to take certain actions with respect to future phases; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the 18th and Vine Historic District is a valuable part of the City's cultural fabric and the City remains committed to its preservation and enhancement; and

WHEREAS, the City Council strongly supports ongoing efforts to make the 18th and Vine Historic District a successful commercial and residential destination and attraction, with the infusion of bond proceeds, private investments, and tax incentives; and

WHEREAS, Committee Substitute for Resolution No. 151068 directed the City Manager to develop a plan of finance to fund various improvements to the 18th and Vine Historic District; and

WHEREAS, City staff has been engaged with stakeholders in the 18th and Vine area, and has consulted with construction, historic preservation, structural engineering, residential development, commercial property management advisors and community stakeholders to assist in putting such a plan together; and

WHEREAS, City staff, as a result of such engagement, has prepared a ~~three-phase~~ plan for the implementation of improvements in the 18th & Vine area that includes a mix of bond-funded ~~project~~ projects, in conjunction with other private and public financial participation; and

WHEREAS, the plan requires the transfer of properties to the City from entities including the Jazz District Redevelopment Corporation, the Negro Leagues Baseball Museum and the Kansas City Area Transportation Authority; and

WHEREAS, the City will conduct inventory and structural analyses of current infrastructure with the goal of preserving the District's historic fabric wherever possible and, in situations where structures cannot be saved, utilizing the existing facades and incorporating them into the design to ensure that the District's historic designation is maintained; and

WHEREAS, the 18th and Vine Development Policy Council, as previously established by Committee Substitute for Resolution No. 140752, will be expected to engage an experienced property management firm to assist in project management,