

ORDINANCE NO. 180503

Authorizing the City Manager to execute a Development Agreement with 1729 Grand Boulevard, LLC, with respect to the development of the property located at 1729 Grand and the historic Kansas City Star Building.

WHEREAS, 1729 Grand Boulevard, LLC (the “Developer”) wishes to develop the entire city block bounded by 17th Street and 18th Street (north and south) and Grand Boulevard and McGee Street (east and west), including the historic Kansas City Star Building, which has been nominated to be placed on the National Register of Historic Places; and

WHEREAS, the project will result in the historic renovation and conversion of 229,275 square feet of existing historic buildings and 80,336 square feet of land that will be redeveloped with structured parking and Class A office space, to be known as The Grand; and

WHEREAS, the project includes approximately 200,000 square feet of office space, approximately 50,000 square feet of retail space, a data center with a square footage range from 15,000 square feet to 40,000 square feet, and a parking garage of at least 400 parking spaces (collectively, the “Project”); and

WHEREAS, the Project serves a public purpose in that it will promote economic development in the City and serve as a catalyst for additional investment and development, namely along the 18th Street Corridor to expand the eastern connection to the 18th and Vine District; and

WHEREAS, the Project is anticipated to provide for the retention and attraction of approximately 1,500 high paying jobs which will contribute substantially to the growth of the City’s downtown economy, and the Developer’s investment in the Project serves a public purpose by furthering the City’s policy of encouraging economic stability and growth; NOW, THEREFORE;

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby authorized to execute a Development Agreement with 1729 Grand, LLC that contemplates the City’s support for establishing the general framework for the construction and financing of the Project as defined in the Development Agreement. The Development Agreement is approved in substantial form as attached hereto.

---

Approved as to form and legality:

---

Brian T. Rabineau  
Assistant City Attorney