

Council Memo

Department Source: Law

To: City Council

From: City Manager & Staff

Council Meeting Date: July 20, 2026

Re: Third Amendment to Redevelopment Agreement relating to the Broadway Lodging LLC
Redevelopment Plan

Impacted Ward: Citywide

Executive Summary

This proposed ordinance seeks to correct errors in documents previously approved by Ordinance No. 026277. In order to correct the errors, this ordinance repeals Ordinance No. 026277 related to issuance of Taxable Tax Increment Revenue Notes (Series 2026A) for the Broadway Hotel Phase Two Project and reenacts the same authority utilizing the correct developer name on the documents. This action is necessary because the original Developer entity, Broadway Lodging Two, LLC, merged into Broadway Lodging, LLC in 2022. As the surviving entity is now Broadway Lodging, LLC, Ordinance No. 026277 and all documents related to issuance of the notes must be updated to reflect the correct legal party prior to the issuance of the Notes.

Discussion

On June 4, 2018, the City entered into a Redevelopment Agreement for the construction of a 73,000 square foot hotel facility (Broadway Hotel Phase Two) with Broadway Lodging Two, LLC (the "Original Developer") and Columbia TIF Corporation Two. The Original Development Agreement was approved by Ordinance 023528 on May 7, 2018. Under the terms of the Original Redevelopment Agreement, once the project is complete, the City is required to issue Tax Increment Financing (TIF) Notes for the reimbursable expenses approved in connection with the TIF project.

On April 6, 2026, staff brought forward a First Amendment to the Redevelopment Agreement to facilitate the issuance of the TIF Notes to reimburse Broadway Lodging Two, LLC as the Original Developer for project costs, including accrued interest from the date of project completion. The issuance of the Notes to accomplish the reimbursement of the Original Developer was authorized by Ordinance No. 026277. As the documents were being routed for execution, it was recognized the legal name of the Original Developer had changed since the execution of the initial Redevelopment Agreement as the result of a merger of Broadway Lodging Two, LLC into Broadway Lodging, LLC in 2022. As a result, all of the documents which approved the amendment to the Redevelopment Agreement and issuance of the TIF Notes are required to be updated to reflect Broadway Lodging LLC as the correct legal entity.

In addition to the change in name, the title of the amendment to the Redevelopment Agreement has also been updated to reflect it to be a Third Amendment (as opposed to being designated as the First Amendment). Unfortunately there were two prior amendments authorized by Ordinance No. 024168 and Ordinance No. 024669 that had not been identified at the time the documents included with Ordinance No. 026277 were drafted. The two prior amendments addressed the timeline for performance under the agreement as well as the City's consent to the Developer's assignment of its interest under the Redevelopment Agreement. The prior amendments are now reflected in the updated documents and are linked to the Granicus file for future reference.

The financial terms and all other matters remain unchanged from what was authorized previously in Ordinance 026277:

- Maximum Reimbursement: \$2,064,949 plus issuance costs and interest.
- Interest Accrual: Calculated from the last day of each semi-annual period following the payment of Project Costs.
- Limited Obligation: The Notes are payable solely from 50% of Economic Activity Tax Revenues (EATS) and Payments in Lieu of Taxes (PILOTS) generated within the district. They do not constitute a general debt of the City.

Fiscal Impact

Short-Term Impact: N/A
Long-Term Impact: N/A

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Resilient Economy, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Economic Development, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Legislative History

Date	Action
04/06/2026	B78-26 : Approving a First Amendment to Redevelopment Agreement with Broadway Lodging Two, LLC and Columbia TIF Corporation Two relating to the Broadway Hotel Phase Two Redevelopment Plan and Project; authorizing the issuance of tax increment revenue notes to provide funds to finance and refinance certain redevelopment project costs.
03/04/2024	B38-24 : Authorizing a first amendment to the right of use license permit for north airspace and roof overhang and the right of use license permit for conduits with Broadway Lodging, LLC.

Date	Action
06/21/2021	B181-21 : Authorizing a second amendment to the redevelopment agreement with Broadway lodging Two, LLC and Columbia TIF Corporation Two in connection with the Broadway Hotel Phase Two TIF Redevelopment Plan and project on property located at 1104 E. Walnut Street.
02/17/2020	B31-20 : Authorizing a first amendment to the redevelopment agreement with Broadway Lodging Two, LLC and Columbia TIF Corporation Two in connection with the Broadway Hotel Phase Two TIF Redevelopment Plan and Project on property located at 1104 E. Walnut Street.
09/16/2019	B289-19 : Authorizing a development agreement with Broadway Lodging Two, LLC to establish public infrastructure obligations relating to the construction of a new hotel tower on property located at 1106 E. Walnut Street; authorizing right of use license permits for emergency exit doors, balconies, an entrance canopy, footings and foundations, conduits, skywalks connecting the new hotel tower to the existing hotel tower, roof overhang and an awning.
05/07/2018	B87-18 : Approving a redevelopment agreement in connection with the Broadway Hotel Phase Two TIF Redevelopment Plan and Project.
07/17/2017	B197-17 : Authorizing a preliminary funding agreement with Broadway Lodging Two, LLC relating to tax increment financing of The Broadway Phase II construction project; appropriating funds.
09/18/2017	B272-17 : Appropriating tax increment financing (TIF) application fees received from Broadway Lodging Two, LLC.
05/15/2017	R67-17 : Authorizing the issuance of Request for Proposals for redevelopment of property located north of The Broadway Hotel and west of the Short Street Garage (1104 E. Walnut Street) in Columbia, Missouri to allow for construction of an approximately 73,000 square foot, seven (7) story hotel tower.

Suggested Council Action

Passage of the ordinance repealing the previous authorization and reenacting the approval of the amended Redevelopment Agreement and Trust Indenture.