



Agenda - Final-Revised

Finance, Governance and Public Safety Committee

Chairperson Andrea Bough

Vice Chair Quinton Lucas

Councilmember Crispin Rea

Councilmember Darrell Curls

Councilmember Wes Rogers

Wednesday, April 10, 2024

10:30 AM

26th Floor, Council Chamber

<https://us02web.zoom.us/j/84530222968>

PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via video conference.

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 video conference platform ZOOM, using this link:

<https://us02web.zoom.us/j/84530222968>

***** PUBLIC TESTIMONY LIMITED TO TWO MINUTES *****

[240326](#) Sponsor: Director of the Law Department

Approving and authorizing settlement of the lawsuit entitled *Zekelia Oates v. City of Kansas City, Missouri*, Case No. 2316-CV18711, in the amount of \$65,000.00.

Attachments: [docket memo-oates](#)

Director of Fire

[240329](#) Sponsor: Director of the Fire Department

Authorizing acceptance of the Ground Emergency Medical Transportation (GEMT) recoupment from the Missouri Department of Social Services (DSS) in the amount of \$23,437,228.86; re-estimating General Fund revenue to the following amount in the amount

of \$20,727,944.62; appropriating \$10,000,000.00 from the Unappropriated Fund Balance of the Fire Sales Tax - Capital Fund to an account in the Fire Sales Tax - Capital Fund; and recognizing this ordinance as having an accelerated effective date.

Attachments: [FY2024 GEMT Approp Admin Rev](#)
[FY 2024 GEMT Docket Memo 0.1.3](#)

City Manager's Office

[240341](#) Sponsor: City Manager

Approving an Industrial Development Plan for Americold Logistics LLC (together with its successors or assigns, the “Company”) for an industrial development project consisting of the construction and equipping of an approximately 335,000 square feet cold storage production and distribution warehouse (the “Project”) located upon land located at 3301 East 147th Street, Kansas City, Missouri 64147 in 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 Company; authorizing the issuance of taxable industrial revenue bonds in an amount not to exceed \$127,500,000.00; authorizing and approving other documents; and authorizing certain other actions in connection with the issuance of said bonds.

Attachments: [Docket Memo 240341](#)

Rogers, Willett, French and O'Neill

[240342](#) Sponsors: Councilmember Wes Rogers

Directing the City Manager to identify \$2.3 million in the FY24-25 budget and include a \$2.3 million appropriation in the FY25-26 budget and a \$2.4 million appropriation in the FY26-27 budget for infrastructure improvements for development projects meeting certain criteria; and directing the City Manager to develop a funding plan.

Attachments: [240342 Docket Memo](#)

Robinson

[240345](#) Sponsor: Councilmember Melissa Robinson

RESOLUTION - Directing the City Manager to develop and recommend a plan creating an economic mobility program; directing the City Manager to engage relevant stakeholders; and directing the City Manager to identify potential funding streams in support of the program and to report back within 180 days.

Attachments: [No Docket Memo 240345](#)

Patterson Hazley, Bough, Rea, Robinson, Rogers and Parks-Shaw

[240346](#) Sponsor: Councilmember Melissa Patterson-Hazley

Directing the City Manager to identify property that could accommodate a parking garage to service the Vine District and to issue a solicitation for the design and construction of a parking garage; estimating revenue in the 2025A Taxable Special Obligation Bond Fund; appropriating the amount of \$20,000,000 from the Unappropriated Fund Balance of the 2025A Taxable Special Obligation Bond Fund; designating requisitioning authority; authorizing the Director of Finance to close project accounts upon completion; and establishing effective dates.

Attachments: [Docket Memo Ord 240346 Revised 4.9.2024](#)

HELD IN COMMITTEE

Lucas

[240046](#) Sponsor: Mayor Quinton Lucas

Authorizing the City Manager to negotiate and execute a \$7,137,610 contract with Hope Faith-Homeless Assistance Campus to provide a non-congregate, low-barrier shelter facility to assist unsheltered families and individuals using previously-appropriated HOME ARP funds.

Attachments: [Docket Memo - HOME ARP](#)
[Bill and Kortney Lovetinsky 240046](#)
[Christine Stephan Say NO to Ordinance 240046](#)
[Hayley Walters Columbus Park rejects Ordinance 240046](#)
[In regards to Jeff Albright Ordinance 240046 and the safety and well being of individuals and communities](#)
[Joe Fiorello Columbus Park is against Ordinance 240046](#)
[Kate Barsotti Columbus Park Reconsider Ordinance #240046](#)
[Kathryn Maggio Ordinance # 240046 - Columbus Park Rejects Ordinance- No Public Engagement](#)
[Kimberly Swiderski-Murphy 240046](#)
[Margie Valenti 240046](#)
[Maria Valenti Columbus Park Rejects Ordinance # 240046 Ordinance #240046](#)
[Shelby Herrick DEEP Concerns for ordinance 240046](#)
[Shon Hall As residents and homeowners within Columbus Park, we reject Ordinance #240046](#)

Lucas

[240325](#) Sponsor: Mayor Quinton Lucas

Authorizing and directing the City Manager to solicit the procurement of contractors

necessary for the construction of a holding cell facility located at the headquarters of the Kansas City Police Department; reducing transfers between the Public Safety Sales Tax Fund and the General Debt and Interest Fund; estimating additional revenue in the Public Safety Sales Tax Fund; appropriating the amount of \$12,000,000.00 from the Unappropriated Fund Balance of the Public Safety Sales Tax fund for the purpose of constructing a holding cell facility; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Attachments: [Docket Memo Ord 240325 Jail system](#)

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Finance, Governance, and Public Safety 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

4. 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.

Adjournment



File #: 240326

ORDINANCE NO. 240326

Sponsor: Director of the Law Department

Approving and authorizing settlement of the lawsuit entitled *Zekelia Oates v. City of Kansas City, Missouri*, Case No. 2316-CV18711, in the amount of \$65,000.00.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the payment of the sum of \$65,000.00 for the settlement of claims asserted by Zekelia Oates in the lawsuit styled *Zekelia Oates v. City of Kansas City, Missouri*, Case No. 2316-CV18711, as recommended by the City Attorney and the Risk Management Committee, is hereby approved.

Section 2. That the City Attorney is hereby authorized to pay the sum of \$65,000.00 in settlement of said claims asserted by Zekelia Oates in this lawsuit from funds previously appropriated in Account No. 24-7010-131543-B, Public Official Liability Fund.

..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:

Jason Conkright
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240326

Submitted Department/Preparer: Law

Revised 11/01/23

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 settlement of \$65,000.00, for Zekelia Oates v. City of Kansas City, Missouri, Case No. 2316-CV18711.

Discussion

This ordinance will approve the settlement of a lawsuit captioned Zekelia Oates v. City of Kansas City, Missouri, Case No. 2316-CV18711, regarding claims of race discrimination and retaliation. The proposed settlement resolves all liability, damages, and attorneys' fees. The Law Department and Risk Management Committee recommend accepting the settlement in the amount of \$65,000.00

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Public Official Liability Fund – 24-7010-131543-618200
3. How does the legislation affect the current fiscal year?
Decrease available funds by \$65,000.00
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No.

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
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
 - Engage in workforce planning including employee recruitment, development, retention, and engagement.
 - Foster a solutions-oriented, welcoming culture for employees and City Partners.
 -
 -
 -

Prior Legislation

N/A

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
None.

2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable.

3. How does this legislation contribute to a sustainable Kansas City?
Not applicable

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



File #: 240329

ORDINANCE NO. 240329

Sponsor: Director of the Fire Department

Authorizing acceptance of the Ground Emergency Medical Transportation (GEMT) recoupment from the Missouri Department of Social Services (DSS) in the amount of \$23,437,228.86; re-estimating General Fund revenue to the following amount in the amount of \$20,727,944.62; appropriating \$10,000,000.00 from the Unappropriated Fund Balance of the Fire Sales Tax – Capital Fund to an account in the Fire Sales Tax - Capital Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the Fire Department received a net cost recoupment of \$23,437,228.86 from the GEMT program, \$14,550,276.40 Net Federal Participation, and \$8,886,952.46 Non-Federal Share Intergovernmental Transfer (IGT) requirement; and

WHEREAS, FY 2023-24 Adopted Budget General Fund Ambulance Operations estimated revenue in the amount of \$12,500,000.00 which GEMT recoupment funds will exceed projections by \$8,227,994.62; and

WHEREAS, Fiscal Year 2024 Adopted Budget Revenue estimated \$1,559,595.00 for GEMT recoupment within the Fire Sales Tax – Operation Fund; and

WHEREAS, Ordinance No. 230859, As Amended, estimated \$9,000,000.00 in revenue for the Non-Federal Share Intergovernmental Transfer (IGT) requirement paid from the Fire Sales Tax – Capital; and

WHEREAS, SFY 2022-23 Non-Federal Share Intergovernmental Transfer (IGT) required payment will be due in April 2024 with a projected cost of \$10,000,000.00 with a projected recoupment of \$26,335,000.00; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

24-1000-232520-465650	Ambulance Operation	\$20,727,944.62
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Section 2. That the amount of \$10,000,000.00 is appropriated from the Unappropriated Fund Balance of the Fire Sales Tax – Capital Fund to the following account:

24-2301-231020-B
\$10,000,000.00

Financial

Services

Section 3. That the Fire Chief is hereby designated as requisitioning authority for Account No. 24-2301-231020 and is authorized to expend the sum of \$10,000,000.00 from funds heretofore appropriated to the account.

Section 4. That this ordinance, appropriating money, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter and shall take effect in accordance with Section 503, City Charter.

..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:

Alan Holtkamp
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240329

Submitted Department/Preparer: Please Select

Revised 11/01/23

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 acceptance of the Ground Emergency Medical Transportation (GEMT) recoupment from the Missouri Department of Social Services (DSS) in the amount of \$23,437,228.86; Re-estimating General Fund revenue to the following amount \$20,727,944.62; appropriating \$10,000,000.00 from the Unappropriated Fund Balance of the Fire Sales Tax - Capital to an account in the Fire Sales Tax -Capital Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Discussion

The Ground Emergency Medical Transportation (GEMT) unpaid Cost Reimbursement Program is a voluntary program that allows for the reimbursement of unpaid costs to eligible GEMT providers who provide qualifying emergency ambulance services. Each enrolled GEMT Program provider eligible to participate in the GEMT Program must complete annually the Centers for Medicare and Medicaid Services (CMS) approved GEMT Program cost report and submit the certified cost report to MHD by November 30th for the prior state fiscal year ending June 30th.

GEMT providers eligible to participate in the GEMT Program may receive initial cost settlement payments based on the provider's completed annual cost report and the provider's average cost per transport. The GEMT provider will make an intergovernmental transfer of funds to MHD in an amount equivalent to the nonfederal share of the uncompensated Medicaid costs amount shown on the completed annual cost report. MHD will then make an initial payment to the GEMT provider in the amount of the total uncompensated Medicaid costs.

KCFD received a net recoupment of \$23,437,228.86 from the GEMT program for the period of July 2021 to June 2022 (State Fiscal Year). KCFD paid \$8,886,952 for the required Non-Federal Share Intergovernmental Transfer (IGT) which brought a net federal participation recoupment of \$14,550,276.40. The submitted cost report takes the total of the Fire Department actual expenses, revenues, capital and divides those total cost by the total runs KCFD responded (142,371). Out of the total KCFD had 114,687, or 81% Emergency Medical Runs (EMR) to 27,684 Non-Emergency Medical

Runs. This ordinance will recoup the cost associated by each fund General Services Fund, Fire Sales Tax – Operation, and Fire Sales Tax – Capital Fund.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
General Fund, Fire Sales Tax – Operation, Fire Sales Tax - Capital
3. How does the legislation affect the current fiscal year?
A revenue stream to assist in the Fire Departments infrastructure cost for Ambulance services within Kansas City.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
It does as long as the Ground Emergency Medical Transportation (GEMT) Program exists.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
It does, for the recoupment of expenditure cost for the provided ambulance services with in Kansas City.

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
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Public Safety (Press tab after selecting.)

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

- Engage the community and community partners to reimagine the system of public safety with a focus on evidence-based approaches for crime prevention, treatment of mental health, emergency response time, and the criminal justice system.
- Focus on violence prevention among all age groups, placing an emphasis on youth.
- Increase fairness, justice, and responsiveness of our municipal criminal justice system to support the best possible outcome for offenders and victims of crime.
- Reduce recidivism through prevention, deterrence, including detention, and re-entry services.
- Enhance employee recruitment, succession planning, and retention in the police and fire departments with a continued emphasis on diversity.
-

Prior Legislation

Ordinance 200219, 220360, 230284

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?
The health impact would be to all citizens and visitors of the Metropolitan Kansas City area
2. How have those groups been engaged and involved in the development of this ordinance?
No
3. How does this legislation contribute to a sustainable Kansas City?
The health and wellbeing of all citizens and visitors of the Metropolitan Kansas City area, along with those employed by Kansas City Fire Department.

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 240341

ORDINANCE NO. 240341

Sponsor: City Manager

Approving an Industrial Development Plan for Americold Logistics LLC (together with its successors or assigns, the "Company") for an industrial development project consisting of the construction and equipping of an approximately 335,000 square feet cold storage production and distribution warehouse (the "Project") located upon land located at 3301 East 147th Street, Kansas City, Missouri 64147 in 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 Company; authorizing the issuance of taxable industrial revenue bonds in an amount not to exceed \$127,500,000.00; 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 therefore desires to encourage the Project for the purposes of promoting economic growth in the City and creating jobs; and

WHEREAS, the Company anticipates creating 187 jobs with an average wage of approximately \$63,578.00; and

WHEREAS, the Company requests the issuance of the Bonds for the purposes described herein; and

WHEREAS, the real property comprising the Project Site will be owned throughout the term of the transaction described herein by Kansas City Southern Railway, and will not be part of the transaction; and

WHEREAS, improvements and equipment on the Project Site which comprise the Project that are purchased and constructed with Bond proceeds will be owned by the City and leased back to Company pursuant to a Lease Agreement between the City and the Company (the "Lease"), which Lease shall terminate at the conclusion of the term described therein, or sooner at Company's option as described in the Lease; and

WHEREAS, the City has heretofore prepared and approved plans for the industrial development for the City and desires to approve an Industrial Development Plan (the "Plan") for the purpose of carrying out the Project for Company; and

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

WHEREAS, notice of the Project was given to the taxing jurisdictions in accordance with Section 100.059.1 of the Revised Statutes of Missouri and the City Council has fairly and duly considered all comments submitted to the City Council regarding the proposed Plan; and

WHEREAS, the 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 Council approve a Chapter 100 Industrial Development Plan as proposed by the Company; and that the City issue the Bonds, as more fully described in the Indenture and the Lease, as hereinafter defined and authorized; and

WHEREAS, the principal amount of the Bonds will be issued as taxable Chapter 100 bonds over a period of time 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 (Ordinance No. 041033) as reaffirmed by Second Committee Substitute for Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance 200497, as amended, (the "Chapter 100 Policy") for the review and approval of these projects, one component of which suggests a maximum bond term of 10 years and another of which suggests payments-in-lieu-of-taxes (PILOTS) at a level of no less than 50% of the amount that would have been paid on the property if it had been fully taxed, to the affected taxing jurisdictions during the term of the bonds; and

WHEREAS, the Chapter 100 Policy caps the amount of real property tax abatement for Chapter 100 projects at 50% for ten (10) years and requiring the preparation of a financial return analysis to determine the economic viability of economic development projects and whether and to what extent such projects warrant public assistance; and

WHEREAS, the City Council wishes to confirm its acceptance of the cost benefit analysis prepared by the Economic Development Corporation of Kansas City to satisfy the intent of the Chapter 100 Policy with respect to the Project; 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 on the Project Site in the City;*
- (b) A total estimated project cost of approximately \$127,500,000.00;*
- (c) A sales tax exemption for construction materials associated with the construction of the Project;*
- (d) A sales tax exemption on personal property which has been approved by the Missouri Department of Economic Development;*
- (e) 50% property tax abatement for 10 years on personal property and real property associated with the Project on the Project Site; and*
- (f) The Project Site will continue to be owned by the current owner, Kansas City Southern Railway, and will not be a part of the Chapter 100 transaction.*

Section 2. 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 the 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"). The Bonds will be repaid solely by Company under the terms of the Lease, and the maximum term of the*

Lease will be approximately 12 years, with the precise length to account for a 2-year construction period and a 10 year abatement period thereafter;

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

(d) The costs of constructing, acquiring, equipping and installing the Project that will be funded from proceeds of the sale of up to \$127,500,000 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 3. Authorization of the Bonds. The City is hereby authorized to issue and to sell its Taxable Industrial Revenue Bonds (Americold Logistics Project), in a maximum aggregate principal amount not to exceed \$127,500,000.00, for the purpose of providing funds for the purposes described herein. 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. 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 \$127,500,000.00, the interest rate on the Bonds shall not exceed 7.00%, principal shall be payable in accordance to the terms of the Lease, the maturity date shall be no later than December 1, 2037, 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.

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 described herein, 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, a special trust fund in the name of the City to be designated the "City of Kansas City, Missouri, Bond Fund – Americold Logistics

Project” and the City shall cause all sums required by the Indenture to be deposited therein and shall create all accounts therein required by the 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 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 #: 240341

Submitted Department/Preparer: City Manager's Office

Revised 11/01/23

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 Americold Logistics LLC (together with its successors or assigns, the “Company”) for an industrial development project consisting of the construction and equipping of an approximately 335,000 square feet cold storage production and distribution warehouse (the “Project”) located upon land located at 3301 East 147th Street, Kansas City, MO 64147 in 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 Company; authorizing the issuance of taxable industrial revenue bonds in an amount not to exceed \$127,500,000.00; authorizing and approving other documents; and authorizing certain other actions in connection with the issuance of said bonds.

Discussion

The Project will create 187 jobs with an average wage of approximately \$63,578. Total investment will be approximately \$127.5 million with approximately \$90 million invested in construction and renovation and the remaining \$47.5 million invested in furniture, fixtures, machinery and equipment. The Company has been approved for Sales Tax Exemption on Personal Property by the Missouri Department of Economic Development, the cost of which personal property is included in the Ch. 100. The City has also offered 10 years, 50% abatement on Real Property and Personal Property and Sales Tax Exemption on Construction Materials.

The City has offered the issuance of a maximum of \$127.5 million of Chapter 100 bonds to fund the Project. The improvements to real property funded with the proceeds of the Bonds will be owned by the City and leased back to the Company pursuant to a Lease Agreement. The underlying real property will continue to be owned by Kansas City Southern Railway Co. and is not part of the Chapter 100 transaction.

The sales tax on construction materials exemption for the Project will be available for a construction period of 24 months for all construction materials included in the Project. EDC staff estimates total sales tax exemption on construction materials to be valued at \$4,081,000. The sales tax exemption on personal property purchases for the project is estimated by EDC staff to be approximately \$3,281,615. The personal property tax abatement for 10 years at 50% is estimated at a value of \$1,836,579. The real property tax abatement for 10 years at 50% is estimated at a value of \$10,011,740. These are estimates

and not a guarantee. The Company will be subject to operational/performance standards commensurate with the anticipated investment for this Project, which standards will be incorporated into the Lease.

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, chapter 100 bonds do not affect the city's credit.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
no
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Will generate revenue through new sales and property tax revenue

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
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed) Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- Ensure quality, lasting development of new growth.
- Increase and support local workforce development and minority, women, and locally owned businesses.
- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
-

Prior Legislation

No prior legislation

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?
No known potential health impacts
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?
LEED certified. Provides Cold Storage on a cross-border inter-modal refrigerated logistics line, expanding market reach.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:

CREO'S review of relevant CUP's and LOI's will be completed prior to execution of the agreements authorized by this ordinance.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 240342

ORDINANCE NO. 240342

Sponsors: Councilmember Wes Rogers

Directing the City Manager to identify \$2.3 million in the FY24-25 budget and include a \$2.3 million appropriation in the FY25-26 budget and a \$2.4 million appropriation in the FY26-27 budget for infrastructure improvements for development projects meeting certain criteria; and directing the City Manager to develop a funding plan.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is directed to identify \$2.3 million in the FY24-25 budget, include a \$2.3 million appropriation in the FY25-26 budget and a \$2.4 million appropriation in the FY26-27 budget to provide additional funding for infrastructure improvements for any development project on a site ready property with an approved development plan and adequate existing access and utilities that meets the below minimum specifications:

- a. The proposed development will create at least 800 new jobs;
- b. The proposed development will include at least \$500,000,000.00 in capital investments; and
- c. The proposed development will provide a minimum annual payroll of \$45,000,000.00.

Section 2. That the City Manager is directed to develop a funding plan for the amounts outlined in Section 1 with options to include District 1 and District 2 Public Improvement Advisory Committee (PIAC) allocations to fund public infrastructure.
..end

Approved as to form:

Dustin E. Johnson
Assistance City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240342

Submitted Department/Preparer: Finance

Revised 10/23/23

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 the City Manager to identify \$2.3 million in the FY24-25 budget and include a \$2.3 million appropriation in the FY25-26 budget and a \$2.4 million appropriation in the FY26-27 budget for infrastructure improvements for development projects meeting certain criteria; and directing the City Manager to develop a funding plan.

Discussion

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
To be determined, to include, but not limited to in-district PIAC.
3. How does the legislation affect the current fiscal year?
To be determined
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
To be determined
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
To be determined

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
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

To be determined

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Finance and Governance (Press tab after selecting.)
3. 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

Service Level Impacts

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?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
To be determined
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

To be determined
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
N/A
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 240345

RESOLUTION NO. 240345

Sponsor: Councilmember Melissa Robinson

RESOLUTION - Directing the City Manager to develop and recommend a plan creating an economic mobility program; directing the City Manager to engage relevant stakeholders; and directing the City Manager to identify potential funding streams in support of the program and to report back within 180 days.

WHEREAS, Kansas City Public School four-year graduation rates lag behind the four-year graduation rates of neighboring districts, including Lee's Summit and North Kansas City Schools; and

WHEREAS, there are disparities among Kansas City residents in homeownership rates between zip codes with low life expectancy versus zip codes with high life expectancy; and

WHEREAS, homeownership can provide a pathway to economic mobility; and

WHEREAS, the City Council desires to increase economic mobility opportunities for all residents, particularly the next generation, NOW, THEREFORE;

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. The City Manager is directed to develop an economic mobility program that builds generational wealth, increases homeownership, and connects high school seniors with job training and apprenticeship programs through the redevelopment of blighted, City-owned residential properties.

Section 2. In developing the plan, the City Manager is directed to engage Kansas City Public Schools, industry trades, and any other relevant stakeholders.

Section 3. The City Manager is directed to identify potential funding streams in support of the program and report back to Council within 180 days.

..end

**No Docket Memo
Provided for
Ordinance No.**

240345



File #: 240346

ORDINANCE NO. 240346

Sponsor: Councilmember Melissa Patterson-Hazley

Directing the City Manager to identify property that could accommodate a parking garage to service the Vine District and to issue a solicitation for the design and construction of a parking garage; estimating revenue in the 2025A Taxable Special Obligation Bond Fund; appropriating the amount of \$20,000,000 from the Unappropriated Fund Balance of the 2025A Taxable Special Obligation Bond Fund; designating requisitioning authority; authorizing the Director of Finance to close project accounts upon completion; and establishing effective dates.

WHEREAS, the Third Council District has a disproportionate share of disadvantaged transportation tracts as defined by the United States Government Equity and Justice40 Initiative, including but not limited to, being in the 95th percentile for count of vehicles at major roads within 500 meters and 56th percentile average of relative cost and time spent on transportation, illustrating that Third Council District residents are more reliant on cars as a matter of pervasive transportation barriers; and

WHEREAS, there are no city funded multi-level parking structures in the 3rd Council district and there is need for parking adjacent to city owned assets in the vine district area that are critical to the tourism economy in this City; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is directed to identify City owned property that could accommodate a parking garage to service the Vine District, issue an RFP for design build, design bid build, or construction manager-at-risk services for said parking garage within 60 days of the effective date of this ordinance, use best efforts to select a responsive proposer within 120 days of the effective date of this ordinance, develop a plan of finance, and develop a construction timeline to ensure that said parking garage construction is complete in time for use by visitors attending 2026 World Cup matches within the City.

Section 2. Estimating revenue in the amount of \$20,000,000.00 in Fund No. 3453, 2025A Taxable Special Obligation Bond Fund in the following account:

AL-3453-120000-590000	Bond Proceeds	\$20,000,000.00
-----------------------	---------------	-----------------

Section 3. That the sum of \$20,000,000.00 is hereby appropriated from in Fund No. 3453, 2025A Taxable Special Obligation Bond Fund, in the following account:

AL-3453-075100-B-07VGARAG Vine District Garage

\$20,000,000.00

Section 4. That the Director of General Services is hereby designated as requisitioning authority for Account No. AL-3453-075100-B-07VGARAG.

Section 5. That the Director of Finance is hereby authorized to close accounts, open encumbrances and retainage related to the account in Section 3 and return the unspent portion to the Fund Balance from which it came upon the earliest of: (i) the provisions of this ordinance; (ii) final maturity of financing or (iii) five years after issuance.

Section 6. 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 3, (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 Appropriations is not to exceed \$20,000,000.00. This constitutes a declaration of official intent under Treasury Regulation 1.150-2.

Section 7. That Section 1 of this ordinance shall become effective ten (10) days after passage pursuant to Section 503(b)(1) of the City Charter, and Sections 2 through 6 of this ordinance shall become effective May 1, 2024.

..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:

Samuel Miller
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240346

Submitted Department/Preparer: General Services

Revised 11/01/23

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 the City Manager to identify property that could accommodate a parking garage to service the Vine District and to issue a solicitation for the design and construction of a parking garage; estimating revenue in the 2025A Taxable Special Obligation Bond Fund; appropriating the amount of \$20,000,000 from the Unappropriated Fund Balance of the 2025A Taxable Special Obligation Bond Fund; designating requisitioning authority; authorizing the Director of Finance to close project accounts upon completion; and establishing effective dates.

Discussion

Third Council District has a disproportionate share of disadvantaged transportation tracts as defined by the United States Government Equity and Justice40 Initiative, including but not limited to, being in the 95th percentile for count of vehicles at major roads within 500 meters and 56th percentile average of relative cost and time spent on transportation, illustrating that Third Council District residents are more reliant on cars as a matter of pervasive transportation barriers; and

There are no city funded multi-level parking structures in the 3rd Council district and there is need for parking adjacent to city owned assets in the vine district area that are critical to the tourism economy in this City

Fiscal Impact

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

2. What is the funding source?

2025A Taxable Special Obligation Bond Fund	
AL-3453-075110-B-07VGARAG Vine District Garage	\$20,000,000.00

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

This legislation estimates and appropriates \$20 million in the 2025A Taxable Special Obligation Bond Fund.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Yes, the City will need to schedule bond repayments for future fiscal years
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Yes, this legislation both estimates revenue following a bond issuance, but the envisioned parking structure will likely generate revenue from fees for service after completion

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
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

This legislation seeks to estimate and appropriate Special Obligation Bond Funding for the purpose of constructing a parking structure in the 18th & Vine District. Beyond up-front project construction costs, this project will add a new capital asset for General Services Facilities Maintenance and Public Works Parking Control to manage and affect the overall scope of future deferred maintenance obligations.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.

- Build on existing strengths while developing a comprehensive transportation plan for the future.
- Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
- Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- Focus on delivery of safe connections to schools.

Prior Legislation

None

Service Level Impacts

This ordinance will require General Services Procurement, Real Estate, Admin/Finance and Facilities Divisions to undertake the solicitation and planning processes to put out a bid for construction. The structure will become a capital asset of the City requiring on-going investment in operations and maintenance and addition to the City's Statement of Values affecting citywide property insurance premiums. In addition, increased use of city-owned assets in the 18th and Vine District resulting from persons using the garage may require greater levels of contractual security and off-duty KCPD presence during special events.

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?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

[Click or tap here to enter text.](#)

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

[Click or tap here to enter text.](#)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



File #: 240046

ORDINANCE NO. 240046

Sponsor: Mayor Quinton Lucas

Authorizing the City Manager to negotiate and execute a \$7,137,610 contract with Hope Faith-Homeless Assistance Campus to provide a non-congregate, low-barrier shelter facility to assist unsheltered families and individuals using previously-appropriated HOME ARP funds.

WHEREAS, the City, through the Housing and Community Development Department, requested proposals to provide a non-congregate, low-barrier shelter facility to assist unsheltered families and individuals within our community for qualified populations associated with the HOME ARP Allocation Plan as approved by the Department of Housing and Urban Development (HUD); and

WHEREAS, the City sought to provide non-profit operating and capacity building assistance, as well as supportive housing services, including homeless prevention and housing counseling, capacity building, eligible operating costs, and administration; and

WHEREAS, on December 7, 2023, the evaluation committee recommended the proposal of Hope Faith Ministries, Inc., dba Hope Faith-Homeless Assistance Campus; and

WHEREAS, any executed contract shall include 1) renovation of an existing homeless serving space so that portion of the building can be used as non-congregate, low-barrier shelter; 2) 24/7 operation of the shelter with case management/services; and 3) capacity expansion through a jobs program for homeless individuals and the addition of a fundraising professional for sustainability; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby authorized to negotiate and execute a contract with Hope Faith-Homeless Assistance Campus to provide a non-congregate, low-barrier shelter facility to assist unsheltered families and individuals using previously-appropriated HOME ARP funds.

Section 2. That the maximum contract of \$7,137,610 includes up to \$4,797,892 for modification of the existing facility to expand services, and up to \$2,339,718 for operations, case management, capacity expansion through a jobs program for homeless individuals, and the addition of a fundraising professional for sustainability.

..end

The City has no financial obligation under both this Ordinance and Contract until the Manager of Procurement Services issues a purchase order which shall be signed by the City's Director of Finance certifying there is a balance, otherwise unencumbered, to the credit of the appropriation to which the expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment will be made, each sufficient to meet the obligated incurred in the purchase order.

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 #: 240046

Submitted Department/Preparer: Housing

Revised 11/01/23

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 negotiate and execute a \$7,137,610 contract with Hope Faith-Homeless Assistance Campus to provide a non-congregate, low-barrier shelter facility to assist unsheltered families and individuals using previously-appropriated HOME ARP funds.

Discussion

Emergency shelter and other crisis housing (shelters, interim housing, motel vouchers) play a critical role in our system's response to homelessness. Emergency shelters will always be necessary as there will be always be people dislodged from housing who will need temporary accommodation.

If every person regardless of circumstance needs a bed to sleep in, then every community needs some form of low-barrier shelter, especially when people are living in encampments, on the street or other places not meant for human habitation.

The lack of low-barrier emergency shelter leads individuals to create or seek "shelter" in encampments, which promote trafficking, public health concerns, violence, costly clean up efforts, and more. The current high barrier shelter system leaves a portion of the population to seek shelter outside. Low Barrier shelter fills that gap.

Fiscal Impact

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

2. What is the funding source?
2940-555317-B-G55HOMEARP \$6,637,610
2940-555308-B-G55HOMEARP \$500,000

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

Funding source is a federal grant for this specific purpose.

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

One time.

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

A chronically homeless person costs the taxpayer an average of \$35,578 per year. This cost can be reduced by 49.5% when people experiencing homelessness are connected to appropriate housing. Shelters provide an access point for chronically homeless folks to connect with necessary resources.

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
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
 - Ensure all residents have safe, accessible, quality housing by reducing barriers.
 - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

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

Service Level Impacts

This legislation approves a contract that includes 1) renovation of an existing homeless serving space so that portion of the building can be used as non-congregate, low-barrier shelter; 2) 24/7 operation of the shelter with case management/services; and 3) capacity expansion through a jobs program for homeless individuals and the addition of a fundraising professional for sustainability.

Other Impacts

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

Living outside is dangerous. The lack of low-barrier emergency shelter leads individuals to create or seek “shelter” in encampments, which promote trafficking, public health concerns, violence, costly clean up efforts, and more.

Low-barrier shelter provides the following impact:

- Focuses on respect in behaviour, not punishment for actions
- Understands trauma, and utilizes a trauma-informed approach
- Uses restrictions and barring sparingly, and connects people to alternative resources
- Does not impose values and beliefs on residents
- Serves and accepts people without judgment
- Treats belongings respectfully
- Encourages access to basic needs like hygiene with dignity
- Integrates housing and community
- Makes decisions in collaboration with residents
- Actively engages with guests, encourages housing and promotes hope

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

City’s Office of Unhoused Solutions staff connect with folks experiencing homelessness daily and service providers. Building relationships with the unhoused community gives insight as to why some unhoused folks are less likely to access current available shelter resources.

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

Vulnerable populations need access to appropriate resources. Any agency chosen through the RFP process will have a fundraising, architecture, staffing, and programming plans in place. The agency will leverage HOME-ARP funds along with traditional fundraising efforts in order to create sustainability within the project.

4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

Please Select (Press tab after selecting)

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

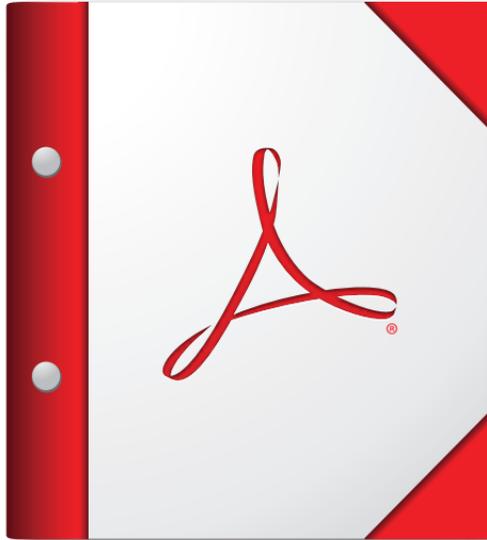
No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

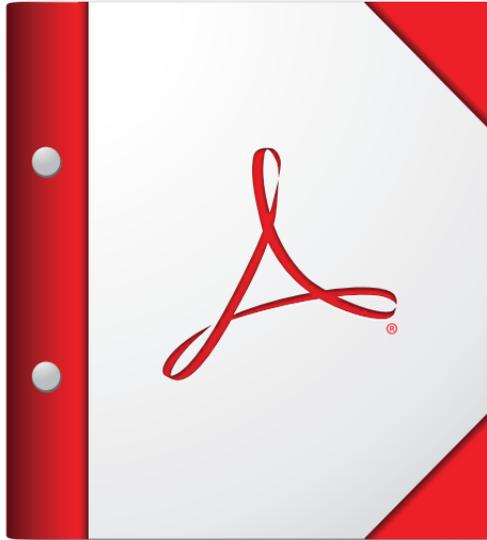
Yes(Press tab after selecting)

In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.



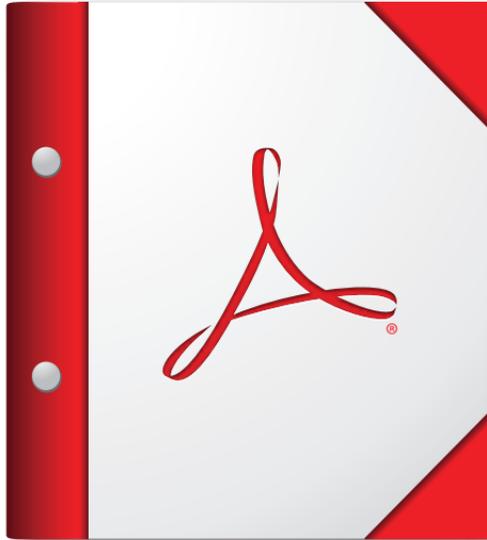
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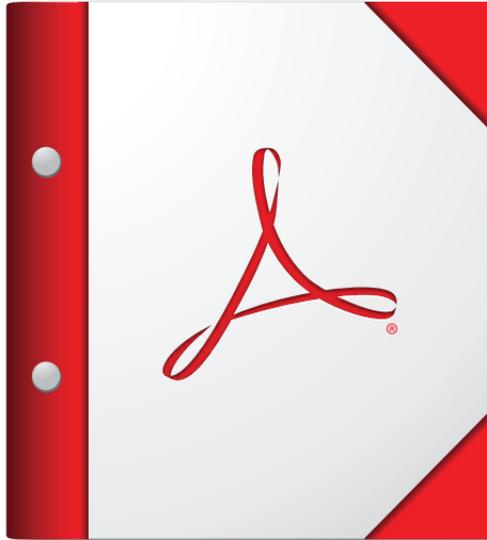
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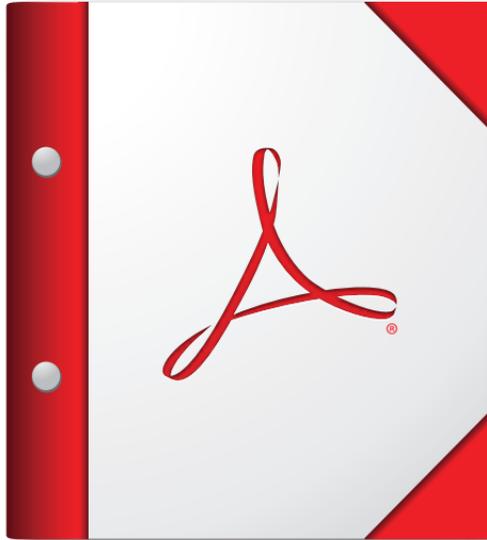
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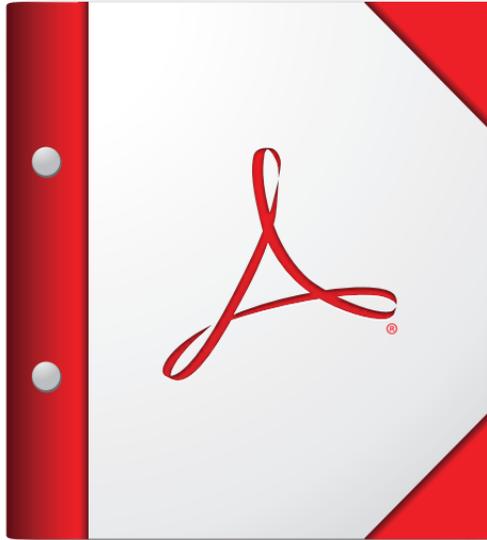
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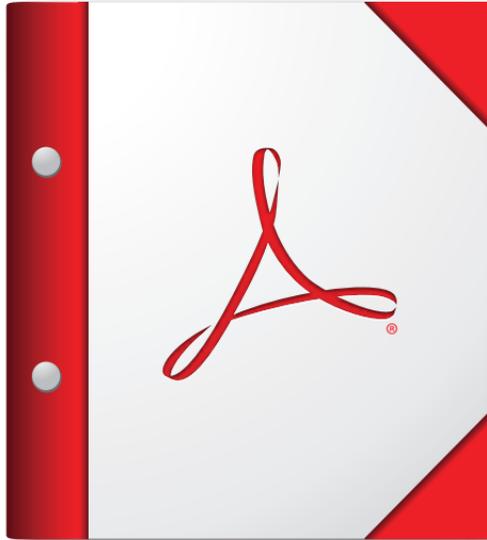
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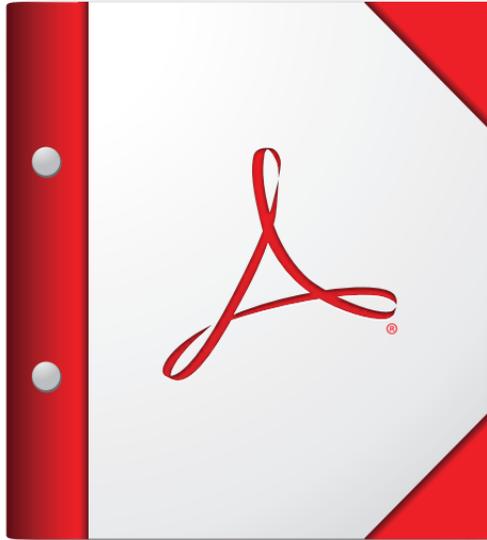
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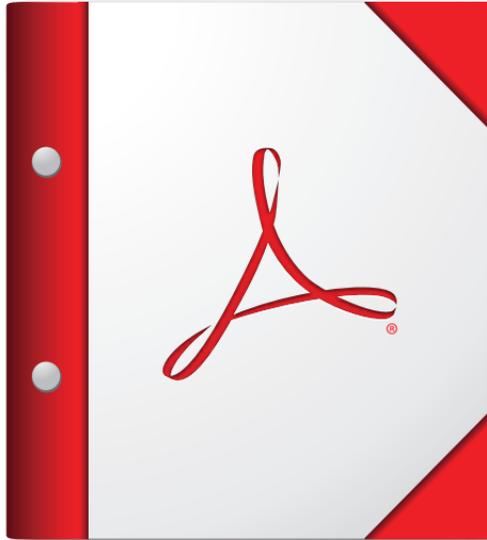
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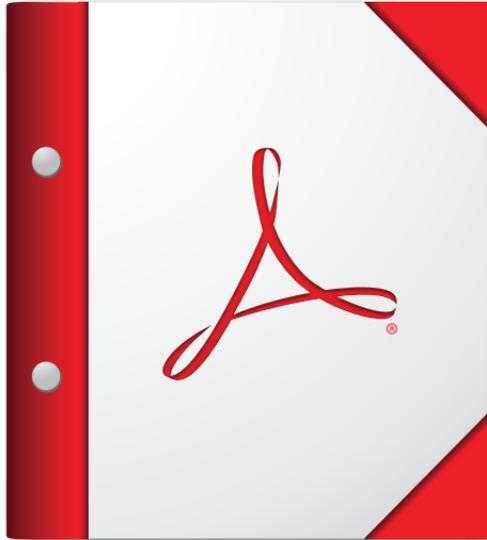
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File #: 240325

ORDINANCE NO. 240325

Sponsor: Mayor Quinton Lucas

Authorizing and directing the City Manager to solicit the procurement of contractors necessary for the construction of a holding cell facility located at the headquarters of the Kansas City Police Department; reducing transfers between the Public Safety Sales Tax Fund and the General Debt and Interest Fund; estimating additional revenue in the Public Safety Sales Tax Fund; appropriating the amount of \$12,000,000.00 from the Unappropriated Fund Balance of the Public Safety Sales Tax fund for the purpose of constructing a holding cell facility; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the City has outstanding detention and rehabilitation needs; and

WHEREAS, the City uses a portion of the Public Safety Sales Tax to make debt service payments on General Obligation bonds issued pursuant to 2010 voted authorization through a budgeted transfer to the General Debt and Interest Fund; and

WHEREAS, due to recent increases in assessed valuation of taxable tangible property within the City, the General Debt and Interest Fund has an expected FY2023-24 ending fund balance in excess of \$19 million making the FY2023-24 budgeted transfer from the Public Safety Sales Tax Fund unnecessary to meet the current and future obligations of the General Debt and Interest Fund; and

WHEREAS, the City Council finds that the reduced transfer results in available funds in the Public Safety Sales Tax Fund and that the capital improvements contemplated herein are an acceptable use of this source of revenue; NOW THEREFORE

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Authorizing and directing the City Manager to solicit the procurement of contractor(s) necessary for the construction of a holding cell facility located at the headquarters of the Kansas City Police Department.

Section 2. That revenue in the following account of the General Debt and Interest Fund is hereby reduced in the following amount:

24-5010-120000-502320	Tfr From Public Safety Sales Tax	\$9,776,750.00
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Section 3. That the appropriations in the following account of the Public Safety Sales Tax Fund are hereby reduced in the following amount:

24-2320-129998-905010	Tfr to General Debt and Interest	\$9,776,750.00
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Section 4. That the revenue estimate in the following account of the Public Safety Sales Tax Fund is hereby increased by the following amount:

24-2320-120000-451100	Sales Tax	\$1,999,209.00
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Section 5. That \$12,000,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Public Safety Sales Tax Fund to the following account:

24-2320-077700-E-07P24071	KCPD Holding Facility	\$12,000,000.00
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Section 6. That the Director of General Services is hereby designated as requisitioning authority for Account No. 2320-077700-07P24071.

Section 7. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money, and shall take effect in accordance with that section.

..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:

Samuel Miller
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240325

Submitted Department/Preparer: General Services

Revised 11/01/23

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 and directing the City Manager to solicit the procurement of contractors necessary for the construction of a holding cell facility located at the headquarters of the Kansas City Police Department; reducing transfers between the Public Safety Sales Tax Fund and the General Debt and Interest Fund; estimating additional revenue in the Public Safety Sales Tax Fund; appropriating the amount of \$12,000,000.00 from the Unappropriated Fund Balance of the Public Safety Sales Tax fund for the purpose of constructing a holding cell facility; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Discussion

The City has identified a need for detention and rehabilitation. Due to increases in assessed valuation of tangible property within the City, the General Debt and Interest fund does not require a currently budgeted transfer from the Public Safety Sales Tax Fund. Decreasing this transfer results in the availability of funding to appropriate for the purposes of capital improvements that would create new detention and rehabilitation facilities at the KCPD headquarters.

Fiscal Impact

- Is this legislation included in the adopted budget? Yes No
- What is the funding source?

Public Safety Sales Tax Fund		
2320-077700-E-07P24071	KCPD Holding Facility	\$12,000,000.00
- How does the legislation affect the current fiscal year?
 Reduces the transfer from the Public Safety Sales Tax Fund to the General Debt and Interest Fund by \$9,776,750.00, estimates an additional \$1,999,209.00 of Sales Tax revenue in the Public Safety Sales Tax Fund, and appropriates

\$12,000,000.00 in the same fund for the purposes of constructing a holding cell facility at the KCPD Headquarters.

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

No

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

No

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

3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

This ordinance adjusts a transfer from the Public Safety Sales Tax Fund to the General Debt and Interest Fund and estimates additional Sales Tax revenue in the former fund for the purposes of appropriating \$12.0 million to construct a holding cell facility at the KCPD headquarters.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)

2. Which CWBP goal is most impacted by this legislation?
Public Safety (Press tab after selecting.)

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

- Engage the community and community partners to reimagine the system of public safety with a focus on evidence-based approaches for crime prevention, treatment of mental health, emergency response time, and the criminal justice system.
- Focus on violence prevention among all age groups, placing an emphasis on youth.

- Increase fairness, justice, and responsiveness of our municipal criminal justice system to support the best possible outcome for offenders and victims of crime.
- Reduce recidivism through prevention, deterrence, including detention, and re-entry services.
- Enhance employee recruitment, succession planning, and retention in the police and fire departments with a continued emphasis on diversity.
-

Prior Legislation

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

Service Level Impacts

This will require substantial collaboration between staff from KCPD and the City Architect Division of General Services for architectural and engineering plans and construction of the capital improvements resulting in detention and rehabilitation facilities. There may be some impacts to the operations of KCPD staff in the headquarters building.

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?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.
Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

N/A

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)