



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230944

Submitted Department/Preparer: General Services

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

Authorizing the Director of the General Services Department to execute a Lease, by and between Linwood Shopping Center Redevelopment Company, LLC, as the Landlord, and the City, as the Tenant, for that certain premises and parking in and upon the building commonly known as 3025 Prospect Avenue and implement those undertakings using previously appropriated funds.

Discussion

Planned Use: The 3rd District CAN Center will engage in violence prevention programming and service deployment by utilizing a slate of service providers, Swope Health, attorneys, tax preparation, food stamps, workforce development opportunities, child care assistance, substance abuse treatment etc to serve vulnerable residents in the 3rd District community.

KCPD presence will help with security. 2 officers already assigned. KCPD marked vehicle to be outside CAN center at all times. The officers will work closely with local businesses in the corridor to address public safety concerns and steer residents towards the center to capitalize on available services. It will be empowering for businesses and stakeholders to have a designated pair of officers to call and collaborate with.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Violence Prevention and Intervention Fund - Blueprint for Violence
24-2000-501905-B
3. How does the legislation affect the current fiscal year?
This legislation would authorize expenditures to meet the terms of the lease agreement:

Monthly Rent: \$3,250.00 or \$39,000/year
Common Area Maintenance (CAM): \$6.55/square foot at 2,600 sq. ft.
(\$1,419.67/month or \$17,030/year)
Total Yearly Expense: \$56,030

Pro-rated Expense for the remainder of FY 2023-24:
Monthly Rent (Dec. 2023 - April 2024): \$16,250.00
Monthly CAM (Dec. 2023 - April 2024): \$7,098.35
One-time Deposit: \$3,250.00
FY 2023-24 Total: \$26,598.35

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
This legislation would require increased expenditures of at least \$56,030/year for the next 4 fiscal years, and authorizes two additional 5-year renewals of the lease agreement.

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 legislation authorizes expenditures for the current fiscal year from the Violence Prevention and Intervention Fund. This fund does not have an on-going stream of revenue and the intention of the fund is to exhaust its \$30 million allocation by the end of a 5-year term. The legislation authorizes a renewal of the lease agreement for two subsequent 5-year terms, exceeding the life of the funding source. This will require a new source of funding to be located. In addition, the General Services Department indicates \$70,000 in one-time security infrastructure and other costs to make the space serviceable as a CAN center. The 3rd District Councilwomen, City Staff, and landlord have collectively agreed to pursue philanthropic funding to finance the other costs.

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):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
 - Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
 - Address the various needs of the City's most vulnerable population
 - Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

N/A

Service Level Impacts

Benefit to KCPD and other departments by reducing crime.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The health of affected groups will be improved through the offering of social services like substance misuse treatment, mental health support, and counseling etc.
2. How have those groups been engaged and involved in the development of this ordinance?
The vulnerable population surrounding the selected CAN Center Site have not been consulted, but the service providers that routinely work in the area have been consulted about the types of services that should be offered through the CAN Center.

3. How does this legislation contribute to a sustainable Kansas City?
1. This ordinance contributes to a sustainable Kansas City by aiming to eradicate root causes of crime.

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:
This ordinance authorizes a lease agreement not subject to CREO goals.

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)