



File #: TMP-3704

230944

ORDINANCE NO. TMP-3704

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.

WHEREAS, pursuant to a certain Ground Lease dated February 14, 1992, and thereafter assigned, assumed, and amended pursuant to a certain Assignment, Assumption, and Amendment of Ground Lease and Redevelopment Contract among and between Linwood Shopping Center Redevelopment Company LLC (“Landlord”) and the Land Clearance for Redevelopment Authority of Kansas City, Missouri, Landlord maintains a leasehold interest in approximately 54,458 square feet of commercial space (the “Shopping Center”), which sits upon two separate parcels of real property legally described in Exhibit A; and

WHEREAS, City seeks to utilize approximately 2,600 square feet of the Shopping Center as depicted on Exhibit B (the “Premises”) for a Community Action Network Center (“CAN Center”); and

Whereas, City will utilize the Premises as a CAN Center, providing community-based office space for certain City staff, collaborate with Kansas City Police Department officers in a community setting, and partner with residents and neighborhood leaders to improve quality of life in the surrounding neighborhoods; and

WHEREAS, City seeks to rent the Premises from Landlord for the CAN Center for a term of 61 months, with two (2) options to renew for five (5) years each; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of the Department of General Services (“Director”) is hereby authorized to further negotiate and execute a direct lease between the City of Kansas City, Missouri and Linwood Shopping Center Redevelopment Company, LLC, for the lease of approximately 2,600 square feet of space in the Building and the associated parking and other improvements located at 3025 Prospect Avenue, Kansas City, Missouri, for a 61-month term commencing on November 1, 2023 through November 1, 2028, with two (2) additional terms of five (5) years each in accordance with the terms and provisions of the Lease substantially in the form of Exhibit A attached hereto (“Direct Lease”), with the final signed form of Direct Lease to be maintained on file with the Director.

Section 2. That the amounts required for the rental and occupancy cost for the current fiscal year will be paid from funds previously appropriated to Account No. 24-2000-501905-B.


Section 3. That the City Manager is authorized for the fiscal year commencing May 1, 2024, and each fiscal year thereafter that the City remains a party to the Direct Lease, to allocate any rental and occupancy costs under the Direct Lease from funds budgeted for General Services, or such other sources; provided, however, any such allocation shall be limited by eligibility due to regulations applied to such funding sources.

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 Queen
Director of Finance

Approved as to form:



Abigail Judah
Assistant City Attorney



Authenticated as Passed



Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

NOV 30 2023

Date Passed