



Agenda

Neighborhood Planning and Development Committee

Lee Barnes Jr., Chair
Andrea Bough, Vice Chair
Dan Fowler
Brandon Ellington
Teresa Loar

Wednesday, July 12, 2023

1:30 PM

10th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via videoconference.

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 videoconference platform ZOOM, using this link:

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

Public Testimony is Limited to 2 Minutes

BEGINNING OF CONSENT(S)

Bough

[230577](#) Sponsor: Councilmember Andrea Bough

Approving the plat of Summit View Farms 6th Plat, an addition in Jackson County, Missouri, on approximately 9.3 acres generally located at the southeast corner of E. 139th Street and Horridge Road, creating 23 lots and 2 tracts for the purpose of a residential development; accepting and releasing various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents.
(CLD-FnPlat-2022-00040)

Attachments: [Ord 230577 Docket Memo](#)

Loar and Fowler

230578 Sponsor(s): Councilmembers Teresa Loar and Dan Fowler

Approving the plat of Twin Creeks Village Commercial North, an addition in Platte County, Missouri, on approximately 11 acres generally located at the northwest corner of N.W. Tiffany Springs Road and N. Platte Purchase Drive, creating 2 lots and 1 tract for the purpose of a mixed use, commercial, recreational, educational, civic and residential uses development; accepting and releasing various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2022-00042)

Attachments: [Ord 230578 Docket Memo](#)

ENDING OF CONSENT(S)

Director of Health

230557 Sponsor: Director of the Health Department

Accepting and approving a \$116,935.00 sub-grant award agreement from the National Institutes of Health through the University of Missouri - Kansas City to provide funding for church-based COVID-19 rapid test-to-treat in Kansas City, Missouri; estimating and appropriating \$116,935.00 in the Health Grants Fund; and designating requisitioning authority.

Attachments: [UMKC COVID-19 Rapid Test FY24 - Docket Memo](#)
[UMKC COVID-19 Rapid Test FY23 - Budget](#)
[Approp Sheet TMP3072](#)

Director of Health

230562 Sponsor: Director of the Health Department

Accepting and approving a grant award in the amount of \$2,176,236.00 with the U.S. Department of Housing & Urban Development for Housing Opportunities for Persons with AIDS; authorizing the Director of Health to execute contracts in the amount of \$1,391,672.00 with SAVE, Inc. and \$538,996.00 with Vivent Health for transitional housing services in the Kansas City area; and authorizing the Director of Health to extend the term of the contract or increase the total contract dollar amount upon need and appropriation without further Council approval.

Attachments: [HOPWA FY24 - Docket Memo](#)
[HOPWA FY24 - Budget](#)

Director of Health

[230563](#) Sponsor: Director of the Health Department

Authorizing the Director of Health to execute contract amendments for Ryan White Part A, Minority AIDS Initiative Medical Case Management Services and HIV Case Management Services from previously appropriated funds.

Attachments: [Ryan White & Case Mgmt Contracts FY24 - Docket Memo](#)

Director of Health

[230564](#) Sponsor: Director of the Health Department

Accepting and approving a one year \$269,601.00 grant contract with the Missouri Department of Elementary and Secondary Education that provides funding for the Nurse Family Partnership Program; and designating requisitioning authority.

Attachments: [NFP Building Blocks FY24 - Docket Memo](#)
[NFP Building Blocks FY24 - Budget](#)

Parks-Shaw

[230569](#) Sponsor: Councilmember Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to investigate and develop a homeownership assistance program for employees of the City of Kansas City, Missouri; to determine the budgetary costs of implementing the plan, to identify potential funding sources; and to present the findings to the City Council within ninety (90) days.

Attachments: [Docket Memo 230569](#)

Director of City Planning & Development

[230574](#) Sponsor: Director of City Planning and Development Department

Approving a development plan in District UR/DC-15 on about 0.63 acres generally located at 110 E. 3rd Street to allow for approximately 105 residential units, retail space, and associated amenities. (CD-CPC-2023-00071)

Attachments: [106 E 3rd Street Docket Memo](#)

Parks-Shaw

[230576](#) Sponsor: Councilmember Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to develop a plan to provide additional mechanisms for City residents with Limited English Proficiency to access City communications and resources; to determine the budgetary costs of implementing the plan, as well as identify potential funding sources; and to present the findings to the City Council within ninety (90) days.

Attachments: [Docket Memo 230576](#)

Lucas

[230581](#) Sponsor: Mayor Quinton Lucas

Consenting to the assignment of certain development rights for Block 124; authorizing the City Manager to execute an Amended and Restated Master Development Financing Agreement among the City of Kansas City, Missouri, the Port Authority of Kansas City, Missouri, and New Developer and to execute the Fifth Amendment to Development Agreement with HRB Tax Group, Inc.

Attachments: [Docket Memo 230581](#)

Shields

[230583](#) Sponsor: Councilperson Katheryn Shields

Approving an Industrial Development Plan for EPD3 Ellison, LP for the purpose of acquiring, equipping and constructing a project for industrial development consisting of the acquisition, purchase, construction and development of an 11-story, 68 unit multifamily apartment building (the "Project") located at 300 West Armour Boulevard, 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 EPD3 Ellison, LP; authorizing the issuance of taxable industrial revenue bonds in an amount not to exceed \$11,500,000; authorizing and approving other documents; authorizing certain other actions in connection with the issuance of said bonds; and directing the City Clerk to provide a copy of this Ordinance to the Director of the Missouri Department of Economic Development.

Attachments: [Ellison Ch100 Docket Memo v.2](#)

HELD IN COMMITTEE

City Manager's Office

230403 Sponsor: City Manager

Approving an Industrial Development Plan for Cas-KC-neda, LLC for the purpose of acquiring, equipping and constructing a project for industrial development consisting of the acquisition, purchase, construction and development of a boutique hotel with approximately thirty-five units (the "Project") located at 1108-1110 Grand Ave., 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 Cas-KC-neda, LLC; authorizing the issuance of taxable industrial revenue bonds in an amount not to exceed \$24,500,000.00; authorizing and approving other documents; and authorizing certain other actions in connection with the issuance of said bonds.

Attachments: [Cas-KC-neda LLC Docket Memo](#)

City Manager's Office

230550 Sponsor: City Manager

Accepting the recommendations of the Tax Increment Financing Commission of Kansas City, Missouri as to the First Amendment to the Southpointe Tax Increment Financing Plan; and approving the First Amendment to the Southpointe Tax Increment Financing Plan.

Attachments: [SouthPointe 1st Amendment - DOCKET MEMO](#)

SEMI-ANNUAL DOCKET

The listing of Semi-Annual Docket items are provided this week for informational purposes only. Please see City Clerk's Office for full listing.

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Neighborhood Planning and Development Committee 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.

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.



File #: 230577

ORDINANCE NO. 230577

Sponsor: Councilmember Andrea Bough

Approving the plat of Summit View Farms 6th Plat, an addition in Jackson County, Missouri, on approximately 9.3 acres generally located at the southeast corner of E. 139th Street and Horrigan Road, creating 23 lots and 2 tracts for the purpose of a residential development; accepting and releasing various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2022-00040)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Summit View Farms 6th Plat, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That the Director of the Department of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 5. That the City Clerk is hereby directed to record copies of this ordinance, together with all documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Jackson County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on June 6, 2023.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney

City of Kansas City, Missouri



Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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 the plat of Summit View Farms 6th Plat, an addition in Jackson County, Missouri, on approximately 9.3 acres generally located at the southeast corner of E. 139th Street and Horridge Road, creating 23 lots and 2 tracts for the purpose of a residential development; accepting and releasing various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2022-00040)

Discussion

Please see CPC Staff Report (attached)

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?

Not applicable as this is a final plat ordinance.
3. How does the legislation affect the current fiscal year?

Not applicable as this is a final plat ordinance.
4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

Not applicable as this is a final plat ordinance.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Not applicable as this is a final plat ordinance.



City of Kansas City, Missouri

Docket Memo

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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

Please see CPC Staff Report (attached)

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.

City of Kansas City, Missouri



Docket Memo

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a final plat ordinance.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a final plat ordinance.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a final plat ordinance.
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?
Not applicable as this is a final plat ordinance.
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?
Not applicable as this is a final plat ordinance.



File #: 230578

ORDINANCE NO. 230578

Sponsor(s): Councilmembers Teresa Loar and Dan Fowler

Approving the plat of Twin Creeks Village Commercial North, an addition in Platte County, Missouri, on approximately 11 acres generally located at the northwest corner of N.W. Tiffany Springs Road and N. Platte Purchase Drive, creating 2 lots and 1 tract for the purpose of a mixed use, commercial, recreational, educational, civic and residential uses development; accepting and releasing various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2022-00042)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Twin Creeks Village Commercial North, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are

hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 5. That the City Clerk is hereby directed to record copies of this ordinance, together with all documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Platte County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on January 17, 2023.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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 the plat of Twin Creeks Village Commercial North, an addition in Platte County, Missouri, on approximately 11 acres generally located at the northwest corner of N.W. Tiffany Springs Road and N. Platte Purchase Drive, creating 2 lots and 1 tract for the purpose of a mixed use, commercial, recreational, educational, civic and residential uses development; accepting and releasing various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2022-00042)

Discussion

Please see CPC Staff Report (attached)

Fiscal Impact

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

2. What is the funding source?

Not applicable as this is a final plat ordinance.

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

Not applicable as this is a final plat ordinance.

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

Not applicable as this is a final plat ordinance.

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

Not applicable as this is a final plat ordinance.



City of Kansas City, Missouri

Docket Memo

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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

Please see CPC Staff Report (attached)

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.

City of Kansas City, Missouri



Docket Memo

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a final plat ordinance.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a final plat ordinance.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a final plat ordinance.
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?
Not applicable as this is a final plat ordinance.
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?
Not applicable as this is a final plat ordinance.



File #: 230557

ORDINANCE NO. 230557

Sponsor: Director of the Health Department

Accepting and approving a \$116,935.00 sub-grant award agreement from the National Institutes of Health through the University of Missouri – Kansas City to provide funding for church-based COVID-19 rapid test-to-treat in Kansas City, Missouri; estimating and appropriating \$116,935.00 in the Health Grants Fund; and designating requisitioning authority.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a sub-grant award, in the amount of \$116,935.00 between the City of Kansas City, Missouri, acting through its Director of Health, and the University of Missouri – Kansas City (UMKC), whereby UMKC will provide funding to support the Rapid Acceleration of Diagnostics in Underserved Populations initiative within Kansas City, Missouri for the period beginning November 1, 2022 through October 31, 2023, for a total amount not to exceed \$116,935.00, is hereby accepted and approved. A copy of the grant award agreement, in substantial form, is on file with the Director of Health.

Section 2. That revenue in the following account of the Health Grants Fund are hereby estimated in the following amounts:

24-2480-500001-472665-G50544424	COVID-19 Rapid Test-to-Treat	\$116,935.00
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Section 3. That the sum of \$116,935.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

24-2480-505444-A-G50544424	COVID-19 Rapid Test-to-Treat	\$ 81,635.00
24-2480-505444-B-G50544424	COVID-19 Rapid Test-to-Treat	5,300.00
24-2480-505444-C-G50544424	COVID-19 Rapid Test-to-Treat	<u>30,000.00</u>
	TOTAL	\$116,935.00

Section 4. That the Director of Health is hereby authorized to expend the additional sum of \$116,935.00 from funds appropriated to Account No. 24-2480-505444-G50544424 for the aforesaid contract, for the portion of the contract to be expended this fiscal year.

..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:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Health

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

Accepting and approving a \$116,935.00 sub-grant award agreement from the National Institutes of Health through the University of Missouri – Kansas City to provide funding for church-based COVID-19 rapid test-to-treat in Kansas City, Missouri; estimating and appropriating \$116,935.00 in the Health Grants Fund; and designating requisitioning authority.

Discussion

The University of Kansas City, Missouri (UMKC) and the Kansas City Health Department will collaborate on an NIH-awarded study to assist with the examining religiously appropriate COVID-19 intervention strategies in the African American churches. The study will help understand and address the disparities in COVID-19 morbidity and mortality for those disproportionately affected by COVID-19. The project partners will include the health department, 16 KCMO African American churches, 1 pilot church and academic researchers from 7 institutions. The faith community engaged approach will:

- Test culturally tailored, multi-level church-based interventions on increasing COVID-19 testing.
- Understand factors among participants that contribute to the receipt of testing.
- Understand implementation process (or methods used) that contributes to the best acceptance of testing.
- Provide linkage to care and contact tracing by community health workers that are engaged throughout the testing process to help gain trust from the participants.

Fiscal Impact

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

2. What is the funding source?

The funding source for this legislation is the 2480 fund - Health Grants Fund.

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

This legislation Increases appropriations by \$116,935.00.



City of Kansas City, Missouri

Docket Memo

- 4. Does the legislation have 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?

This legislation will Leverage outside funding.

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

Additional Discussion (if needed)

N/A

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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

City of Kansas City, Missouri

Docket Memo

Prior Legislation

[Click or tap here to list prior related ordinances/resolutions.](#)

Service Level Impacts

Examination of LTC and contact tracing approval intervention impact on COVID-19 testing by addressing participant essential needs. Potential mediators/ moderators related to receipt of COVID-19 testing will be evaluated, and a process evaluation to determine implementation facilitators, barriers, and fidelity related to increasing COVID-19 testing rates. Our on-going meetings with our long-term faith and health partners are enabling us to quickly adapt our AA church-based HIV testing and diabetes prevention interventions for the purposed study. This multi-level study could provide an effective, scalable model for increasing COVID-19 testing, prevention and LTC/ contact tracing approval with African American churches/mosques in partnership with health agencies and provide strategies to streamline delivery/uptake of future COVID-19 vaccination.

Other Impacts

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

This ordinance assists in increasing the understanding and participation of the community regarding COVID -19 testing. This increased participation and understanding will assist with overcoming barriers that such testing face within diverse communities.

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

By having participated in previous service provision interventions the community has shown its receptiveness to participate in working to enhance the delivery of public health within that community.

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

By working to decrease barriers that impact the community's overall health, this legislation helps mitigate overall health disparities while both mitigating and promoting social and cultural change for the citizens and community as a whole.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

Yes.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?



City of Kansas City, Missouri

Docket Memo

N/a

COVID-19 Rapid Test-to-Treat with
African American Churches

Object Line	Budget	
	FY24	Total
A01100 Personnel	\$81,635	\$81,635
A Personnel Services	\$81,635	\$81,635
B18560 Contractual Services	\$5,300	\$5,300
B Contractual Services	\$5,300	\$5,300
C21100 Offices Supplies	\$30,000	\$30,000
C Commodities Services	\$30,000	\$30,000
TOTAL	\$116,935	\$116,935

COVID-19 Rapid Test-to-Treat with African American Churches

Revenues		Current Budget	Revised	Dollar
Account Number	Revenue Account Title	Estimate	Estimate	Change
24-2480-500001-472665-G50544424	COVID-19 Rapid Test-to-Treat	\$ -	\$ 116,935	\$ 116,935

Appropriations		Current Budget	Revised	Dollar
Account Number	Appropriation Account Title	Estimate	Estimate	Change
24-2480-505444-A-G50544424	COVID-19 Rapid Test-to-Treat	\$ -	\$ 81,635	\$ 81,635
24-2480-505444-B-G50544424	COVID-19 Rapid Test-to-Treat	\$ -	\$ 5,300	\$ 5,300
24-2480-505444-C-G50544424	COVID-19 Rapid Test-to-Treat	\$ -	\$ 30,000	\$ 30,000
		\$ -	\$ 116,935	\$ 116,935



APPROPRIATION TRANSACTION

CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: **Health**

BUSINESS UNIT: **KCMBU** DATE: **6/21/2023 #** JOURNAL ID: _____

LEDGER GROUP: **ADMIN** BUDGET PERIOD: **2024**

FUND	DEPT ID	ACCOUNT	PROJECT	AMOUNT
2480	505444	601100	G50544424	\$ 81,635.00
2480	505444	618560	G50544424	\$ 5,300.00
2480	505444	621100	G50544424	\$ 30,000.00

TOTAL 116,935.00

DESCRIPTION:

APPROVED BY: _____ DATE _____ APPROVED BY: DEPARTMENT HEAD _____ DATE _____



REQUEST FOR SUPPLEMENTAL REVENUE

CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: **Health**

BUSINESS UNIT: **KCMBU** DATE: **6/22/2023** JOURNAL ID: _____

LEDGER GROUP: **REVENUE**

<u>FUND</u>	<u>DEPT ID</u>	<u>ACCOUNT</u>	<u>PROJECT</u>	<u>AMOUNT</u>
2480	500001	472665	G50544424	\$116,935.00
TOTAL				116,935.00

DESCRIPTION:

Accepting and Approving a sub-grant award agreement to provide funding for Church-Based COVID 19 Testing.

APPROVED BY:	DATE	APPROVED BY: DEPARTMENT HEAD	DATE



File #: 230562

ORDINANCE NO. 230562

Sponsor: Director of the Health Department

Accepting and approving a grant award in the amount of \$2,176,236.00 with the U.S. Department of Housing & Urban Development for Housing Opportunities for Persons with AIDS; authorizing the Director of Health to execute contracts in the amount of \$1,391,672.00 with SAVE, Inc. and \$538,996.00 with Vivent Health for transitional housing services in the Kansas City area; and authorizing the Director of Health to extend the term of the contract or increase the total contract dollar amount upon need and appropriation without further Council approval.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a grant award in the amount of \$2,176,236.00 between the City of Kansas City, Missouri, acting through its Director of Health, and the U.S. Department of Housing & Urban Development (HUD), whereby HUD will provide funding for Housing Opportunities for Persons with AIDS (HOPWA) from May 1, 2023 through April 30, 2024, for an amount not to exceed \$2,176,236.00, is hereby accepted and approved. A copy of the agreement, in substantial form, is on file with the Director of Health.

Section 2. That the Director of Health is hereby authorized to expend the sum of \$2,133,044.00 from funds heretofore appropriated to Account No. 24-2740-505004-G50245425.

Section 3. That the Director of Health is authorized to execute a contract with SAVE, Inc., for a total contract amount not to exceed \$1,391,672.00, and with Vivent Health, for a total contract amount not to exceed \$538,996.00 for HOPWA transitional housing assistance for eligible residents in Kansas City, Missouri, to be paid from funds appropriated in Account No. 24-2740-505004-G50245425 (\$1,709,980.00) and funds previously appropriated in Account No. 24-2740-505004-G50245423 (\$132,665.00) and Account No. 24-2740-505004-G50245424 (\$88,023.00). A copy of the contracts, in substantial form, are on file with the Director of Health.

Section 4. That the Director is hereby authorized to extend the term of the SAVE, Inc. and Vivent Health contracts without further Council approval and that the Director is also hereby authorized to amend this contract to increase or decrease the total contract dollar amount contingent upon the need and availability of appropriated funds.

..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:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Health

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

Accepting and approving a grant award in the amount of \$2,176,236.00 with the US Department of Housing & Urban Development for Housing Opportunities for Persons with AIDS, authorizing the Director of Health to execute contracts in the amount of \$1,391,672.00 with SAVE, Inc. and \$538,996.00 with Vivent Health for transitional housing services in the Kansas City area; and authorizing the Director of Health to extend the term of the contract or increase the total contract dollar amount upon need and appropriation without further Council approval.

Discussion

The City of Kansas City, Missouri's HOPWA funding provides housing assistance and related supportive services for low-income persons with HIV (PWH) and their families residing in the Kansas City Transitional Grant Area (KC-TGA). The KC-TGA includes seven Missouri counties (Cass, Clay, Clinton, Jackson, Lafayette, Platte, and Ray) and four Kansas counties (Johnson, Leavenworth, Miami, and Wyandotte). FY21 HOPWA funding served 315 PWH, and KCHD anticipates serving at least 325 PWH through this FY23 HOPWA funding.

HOPWA housing assistance is provided by KCHD directly and by subrecipients contracted through the City's RFP process. HOPWA housing assistance includes: Tenant-Based Rental Assistance (TBRA) in the form of housing choice vouchers; Transitional Housing; Short-Term Rent, Mortgage, and Utility Assistance (STRMU); Permanent Housing Placement (PHP) to remove barriers to accessing housing; Gap Lodging to prevent homelessness; Employment Services to help clients increase income; Housing Case Management; and Housing Navigation.

PWH need supportive housing tailored to their needs. HOPWA helps ensure PWH can access and maintain treatment adherence by assisting them with stable housing and support services. PWH have a significant need for housing stability because homelessness and unstable housing are conditions strongly associated with inadequate HIV health care, including failure to connect with a primary care provider. Poor engagement in care is associated with poor health outcomes, including increased mortality and increased transmission of HIV.

HOPWA is the only Federal program dedicated to the housing needs of people living with HIV/AIDS. Under the HOPWA Program, HUD makes grants to local communities, States, and nonprofit organizations for projects that benefit low-income persons living with HIV/AIDS and their families.



City of Kansas City, Missouri

Docket Memo

Fiscal Impact

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

2. What is the funding source?

The Funding Source for this legislation is the 2740 fund – Housing Opportunities for Persons with AIDS fund.

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

The Funds for ths legislation have been previously budgeted. There is no no effect on the current Fiscal Year.

4. Does the legislation have 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?

This leglisation will Leverage outside funding.

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

Additional Discussion (if needed)

N/A

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

City of Kansas City, Missouri

Docket Memo

Housing and Healthy Communities (Press tab after selecting.)

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

[Click or tap here to list prior related ordinances/resolutions.](#)

Service Level Impacts

This ordinance will provide the means to serve an estimated 325 people with HIV (PWH) by providing stable housing through Tenant-Based Rental Assistance (TBRA) and by preventing homelessness through Permanent Housing Placement (PHP) services. This also expands the capacity of KCMO's HOPWA programming by adding an additional housing service provider (Vivent), which will increase the ability of the HOPWA program to respond to the needs of PWH and prevent or address homelessness.

This ordinance will have an impact on the following City Goals, Objectives, and KPIs:
Neighborhoods & Healthy Communities

---Objective 1: Increase overall life expectancy and reduce health inequities in the zip codes with the lowest life expectancy and the additional zip codes with the least improvement in life expectancy.

---Strategy 1: Decrease the rate of sexually transmitted diseases particularly among the adolescent population.

---KPI: Difference in the total number of expected years of life between highest and lowest zip codes.

---Impact: Providing housing and preventing homelessness for PWH supports their medical treatment adherence, which in turn supports their HIV viral suppression. Increased viral suppression for PWH increases the life expectancy of PWH to that equivalent to people not living with HIV. Increased viral suppression also prevents the transmission of HIV to others, decreasing HIV transmission in KCMO.

Housing

City of Kansas City, Missouri

Docket Memo

---Objective 2: Increase accessibility to socially and physically diverse quality housing throughout the City for all income groups.

---Strategy 4: Coordinate with Continuum of Care Network to mitigate the impact of homelessness in Kansas City..

---KPI: Percent residents satisfied with accessibility of affordable housing

---Impact: By working closely with the Continuum of Care and by providing TBRA to PWH, this will increase the access of low-income PWH to affordable and quality housing.

Other Impacts

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

Potential health impacts for PWH are improved health outcomes, including increased adherence to HIV medical treatment plans and increased viral suppression.

Additionally, other health and quality of life measures are likely to be positively impacted by HOPWA activities through preventing and addressing homelessness among PWH.

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

The Health Department's HIV Housing staff have engaged with PWH who are HOPWA consumers for nearly 18 months through the "HOPWA Equity Initiative," which has brought staff and these consumers together to assess equity in KCMO's HOPWA program. Their input has helped shape this funding plan, as well as long-term plans to align HOPWA services equitably for those most impacted by HIV in the City.

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

By preventing and addressing homelessness in the KC Metro, this increases sustainability in KCMO.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

Yes

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

N/A

HOPWA 23

Object Line	FY24	FY25	Total
A01100 Personnel	\$21,596	\$43,191	\$64,787
A Personnel Services	\$21,596	\$43,191	\$64,787
B18560 Contractual Services	\$2,111,448	\$0	\$2,111,448
B Travel Services	\$2,111,448	\$0	\$2,111,448
TOTAL	\$2,133,044	\$43,191	\$2,176,235

HOPWA 23

Revenues		Current Budget	Revised	Dollar
Account Number	Revenue Account Title	Estimate	Estimate	Change
24-2740-500001-479800-G50245425	HOPWA 23	\$ 2,133,044.00	\$ 2,133,044.00	\$ -

Appropriations		Current	Revised	Dollar
Account Number	Appropriation Account Title	Estimate	Estimate	Change
24-2740-505004-A-G50245425	HOPWA 23	\$ 21,596.00	\$ 21,596.00	\$ -
24-2740-505004-B-G50245425	HOPWA 23	\$ 2,111,448.00	\$ 2,111,448.00	\$ -
		\$ 2,133,044.00	\$ 2,133,044.00	\$ -



File #: 230563

ORDINANCE NO. 230563

Sponsor: Director of the Health Department

Authorizing the Director of Health to execute contract amendments for Ryan White Part A, Minority AIDS Initiative Medical Case Management Services and HIV Case Management Services from previously appropriated funds.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Health is authorized to execute contract amendments with Kansas City Care Clinic (EIS) Kansas City Care Clinic (Primary Care) University Health (Primary Care), for total contract amounts not to exceed \$557,467.00, \$424,058.00, \$639,439.00, respectively, for the provision of Ryan White Part A, and Minority AIDS Initiative Medical Case Management Services in the Kansas City, Missouri area to be paid from funds previously appropriated in Account Nos. 24-2730-505003-G50244824 and 24-2730-505019-G50501924. A copy of the contracts, in substantial form, are on file with the Director of Health.

Section 2. That the Director of Health is authorized to execute contract amendments with Vivent Health (Case Management), Kansas City Care Clinic (Case Management), and University Health (Case Management) for total contract amounts not to exceed \$602,275.00, \$476,009.00 and \$674,498.00, respectively, for the provision of HIV Case Management Services in the Kansas City, Missouri area to be paid from funds previously appropriated in Account No. 24-2480-505404-G50242226. A copy of the contracts, in substantial form, are on file with the Director of Health.

..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:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Health

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 Health to execute contract amendments for Ryan White Part A, Minority AIDS Initiative Medical Case Management Services and HIV Case Management Services from previously appropriated funds.

Discussion

Ryan White Part A/MAI funds provide core medical and related support services to improve access and reduce disparities in health outcomes in metropolitan areas hardest hit by HIV/AIDS. The Kansas City Transitional Grant Area (KC-TGA) qualifies as one of those metropolitan areas due to the level of incidence of HIV within the eleven county region. To qualify, a metropolitan area must average 1,000 new cases of HIV over the previous five year period.

The KC-TGA Ryan White Continuum of Care provided HIV/AIDS services for approximately 2,805 clients during the period from March 2022 to February 2023 (FY22). Services will be contracted out to sub-recipients to provide the community with outpatient/ambulatory medical care, oral health services, Medical Case Management, Early Intervention Services, Referral for Healthcare Support, Mental Health/Substance Abuse treatment, Health Education, Housing services, and other professional services. The comprehensive system of care is monitored for the quality, programmatic and fiscal integrity by the Kansas City Missouri Health Department, HIV Services Program.

MAI funding is used to improve access to HIV care and health outcomes for racial and ethnic minority populations disproportionately affected by HIV.

Ryan White Part B funding will help ensure that all residents with HIV within the Kansas City Transitional Grant Area (KC-TGA) have access to medical care and support services. Grant funds will remove barriers and enable persons with HIV be successful in treatment. The funds will provide culturally sensitive Case Management, Referral for Health Care Support, and Linkage to Care services to persons living with HIV in the KC-TGA.

Ryan White Part B services are a range of client-centered services that link clients with health care, psychosocial, and other services. Activities will include (1) identifying and screening clients; (2) Assessing each client's medical and psychological history and current service needs; (3) Developing and regularly updating a service plan based upon the client's needs and choices; (4) Implementing the plan in a timely manner; (5) providing information, referrals, and assistance with linkages to medical and



City of Kansas City, Missouri

Docket Memo

Psychosocial services as needed; (6) Monitoring the efficacy and quality of services through periodic reevaluation; (7) Advocating on behalf of clients to decrease services gaps and remove barriers to services and (8) Helping clients develop and utilize independent living skills and strategies. In 2022 KCHD and its sub-recipients provided services to over 2700 persons living with HIV

Fiscal Impact

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

2. What is the funding source?

The Funding Sources for this legislation will be the 2730 fund - Ryan White fund, and the 2480 fund - Health Grants fund.

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

Funds have been previously encumbered from previous fiscal years.

4. Does the legislation have 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?

This legislation will Leverage outside funding.

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

Additional Discussion (if needed)

N/A

Citywide Business Plan (CWBP) Impact



City of Kansas City, Missouri

Docket Memo

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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

230392 & 230094

Service Level Impacts

Ryan White Program Part A, Part B, and MAI ensure that low income residents living with HIV have access to life saving medical treatment and support services that empower individuals to overcome barriers to care. Impacts on public health from Ryan White program can be seen in both unmet need (indicating 2 HIV medical care visits each year) and Viral Load Supression for those engaged vs not engaged with the Ryan White Program. In the KC-TGA of those enrolled in Ryan White services 8.1% had an unmet need and 11.8% were not virally supressed compared to the overall population of persons with HIV in the jurisdiction with 19.9% unmet need and 27.7% not virally supressed (SOURCE CY20 Surveillance data). When individuals with HIV are virally supressed they are unable to transmit HIV to others and thus the Ryan White programs also impact the community by preventing the spread of HIV.

Other Impacts

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



City of Kansas City, Missouri

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Impact to overall persons living with HIV will include better health outcomes as described above and improved quality of life. Populations disproportionately impacted by the HIV epidemic include men who have sex with men, men and women of color, transgender women, and intravenous drug users.

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

The Kansas City- TGA has an active Integrated HIV Prevention and Care Planning Council composed of various stakeholders in the community including 33% of the membership persons living with HIV, including members of the groups described above. Planning Council makes decisions on appropriations and is provided ongoing reporting from KCHD to monitor progress and impact of the funding.

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

Prevents the spread of HIV and improves quality of life for those living with HIV. Federal Investments in public health such as Ryan White also reduce the local burden to provide safety net services and care.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

N/A

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

N/A



File #: 230564

ORDINANCE NO. 230564

Sponsor: Director of the Health Department

Accepting and approving a one year \$269,601.00 grant contract with the Missouri Department of Elementary and Secondary Education that provides funding for the Nurse Family Partnership Program; and designating requisitioning authority.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a contract between the City of Kansas City, Missouri, acting through its Director of Health, and the Missouri Department of Elementary and Secondary Education, whereby the Missouri Department of Elementary and Secondary Education will provide funding for the Nurse Family Partnership, an evidence-based, community health program that serves high risk, low income, first time moms for the period beginning October 1, 2023 through September 30, 2024, for an amount not to exceed \$269,601.00, is hereby accepted and approved. A copy of the agreement, in substantial form, is on file with the Director of Health.

Section 2. That the Director is hereby designated as requisitioning authority for Account No. 24-2480-505017-G50501724 and is hereby authorized to expend the sum of \$159,254.00 from funds previously appropriated to Account No. 24-2480-505017-G50501724 for the aforesaid grant.

..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:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Health

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

Accepting and approving a one year \$269,601.00 grant with the Missouri Department of Elementary and Secondary Education that provides funding for the Nurse Family Partnership Program; and designating requisitioning authority.

Discussion

The Nurse-Family Partnership program is an evidence-based, community health program that serves high-risk, low-income, first-time mothers. Each mother served by the NFP Program is partnered with a registered nurse early in her pregnancy and receives ongoing nurse home visits that continue through her child's second birthday. Currently, the department's NFP consists of five Public Health Nurses and one Public Health Nurse Supervisor. The maximum caseload for each nurse is 25 clients.

The goals of NFP Program are to:

1. Improve pregnancy outcomes by partnering with moms to engage in good preventive health practices, including thorough prenatal care from their healthcare providers, improving their diets and reducing any use of habit-forming substances;
2. Improve child health and development by assisting families to provide responsible and competent care; and
3. Improve the economic self-sufficiency of the family by supporting parents to develop a vision for their own future, plan additional pregnancies, continue their education and find work.

This funding will allow the Health Department's NFP Program (Building Blocks Program) to continue to serve high-risk, low-income, first-time mothers who reside in Cass, Clay, Jackson, Johnson, Lafayette, Platte, and Ray counties.

Fiscal Impact

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

2. What is the funding source?

The funding Source is going to be the 2480 fund – the Health Grants Fund.

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



City of Kansas City, Missouri

Docket Memo

The Funds for this legislation were previously budgeted.

- 4. Does the legislation have 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?

This legislation leverages outside funding from the Missouri Department of Elementary and Secondary Education

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

Additional Discussion (if needed)

N/A

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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

City of Kansas City, Missouri

Docket Memo

- 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

Many public health programs are funded based upon the need of the community and the impact upon individual citizens and high-risk groups. The NFP block grant is designated to establish and maintain service coordination that address healthy outcomes for women, children, and their families. Promoting economic vitality, social equity, and environmental quality in addressing public health initiatives is often dependent upon federal, state and local funding; however, the goal of these programs is to promote and protect all citizens of Kansas City on a continuing, ongoing and sustainable.

Other Impacts

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

During the 2022-2023 fiscal year, the KCMO NFP program has had the following client outcomes: 3% preterm birth rate, 92.5% breastfeeding initiation rate, 100% immunization rate at 12 and 18 months, 85% high school diploma/ GED attainment at 24 months postpartum.

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

This program has been active in the community for a number of years. The Missouri Department of Elementary and Secondary Education completes annual client satisfaction surveys with all clients enrolled in the NFP program.

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

A 2005 RAND Corporation analysis found a net benefit to society of \$34,148 (in 2003 dollars) per higher-risk family served, with the bulk of the savings accruing to government, equating to a \$5.70 return for every dollar invested in Nurse-Family Partnership.

Karoly, L., Kilburn, M. R., Cannon, J. Proven results, future promise. RAND Corporation 2005.

When families participate in the Nurse-Family Partnership program, not only are there quantifiable savings for government programs or statistical positive effects, but real-life



City of Kansas City, Missouri

Docket Memo

families are getting the assistance and knowledge needed to achieve the future they want for themselves.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

Yes.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

N/a.

Building Blocks

Object Line	FY24	FY25	Total
A0110 Wages, Regular, Full	\$146,606.00	\$104,718.00	\$251,324.00
A Personal Services	\$146,606.00	\$104,718.00	\$251,324.00
B18560 Health Services	\$12,488.00	\$5,515.24	\$18,003.24
B Contractual Services	\$12,488.00	\$5,515.24	\$18,003.24
C21100 Office Supplies	\$160.00	\$113.76	\$273.76
C Commodities Services	\$160.00	\$113.76	\$273.76
TOTAL	\$159,254.00	\$110,347.00	\$269,601.00

Revenues

Account Number	Revenue Account Title	Current Budget Estimate	Revised Estimate	Dollar Change
24-2480-500001-479855-G50501724	Building Blocks	\$ 159,254.00	\$ 159,254.00	\$ -

Appropriations

Account Number	Appropriation Account Title	Current Estimate	Revised Estimate	Dollar Change
24-2480-505017-A-G50501724	Building Blocks	\$ 146,606.00	\$ 146,606.00	\$ -
24-2480-505017-B-G50501724	Building Blocks	\$ 12,488.00	\$ 12,488.00	\$ -
24-2480-505017-C-G50501724	Building Blocks	\$ 160.00	\$ 160.00	\$ -
		\$ 159,254.00	\$ 159,254.00	\$ -



File #: 230569

RESOLUTION NO. 230569

Sponsor: Councilmember Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to investigate and develop a homeownership assistance program for employees of the City of Kansas City, Missouri; to determine the budgetary costs of implementing the plan, to identify potential funding sources; and to present the findings to the City Council within ninety (90) days.

WHEREAS, employees of the City of Kansas City, Missouri are required by ordinance to reside inside the city limits of Kansas City, Missouri; and

WHEREAS, access to affordable and reliable housing opportunities inside the city limits remains an obstacle for employees and potential employees; and

WHEREAS, the City employs many who would benefit from a homeownership assistance program; and

WHEREAS, the City already offers or supports many resources which may potentially be utilized for a city employee homeownership assistance program, including but not limited to, the Housing Trust Fund, the Land Bank of Kansas City, Missouri and the Kansas City, Missouri Homesteading Authority; and

WHEREAS, in order to ensure efficient and effective delivery of city services, it is vital that city employees and potential employees have access to affordable and reliable housing in the city limits in accordance with the City's residency requirement; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the City Manager is directed to investigate and develop a homeownership assistance program for employees of the City of Kansas City, Missouri; to determine the budgetary costs of implementing the plan, to identify potential funding sources; and to present the findings to the City Council within ninety (90) days.

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

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 investigate and develop a homeownership assistance program for employees of the City of Kansas City, Missouri; to determine the budgetary costs of implementing the plan, to identify potential funding sources; and to present the findings to the City Council within ninety (90) days.

Discussion

Fiscal Impact

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

2. What is the funding source?

The funding sources of this legislation will be identified by the City Manager's office.

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

The fiscal impact of this legislation is indeterminable at this time.

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

Click or tap here to enter text.

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

The funding sources will be identified by the City Manager's office.

Office of Management and Budget Review

(OMB Staff will complete this section.)

City of Kansas City, Missouri



Docket Memo

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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

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

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?

City of Kansas City, Missouri



Docket Memo

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 the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

N/A

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

N/A



File #: 230574

ORDINANCE NO. 230574

Sponsor: Director of City Planning and Development Department

Approving a development plan in District UR/DC-15 on about 0.63 acres generally located at 110 E. 3rd Street to allow for approximately 105 residential units, retail space, and associated amenities. (CD-CPC-2023-00071)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District UR/DC-15 (Urban Redevelopment/Downtown Core) generally located at 110 E. 3rd Street, and more specifically described as follows:

TRACT 1. All of the easterly 60 feet of lot 72, measured at right angles to the northeasterly or alley line of lot 72, and all of the southeasterly 40 feet of the easterly 40 of lot 72, measured parallel to and at right angles to the northeasterly or alley line of lot 73, in block 7, on the plat of the town of Kansas, commonly called Old Town, a subdivision of land in Kansas City, Jackson County, Missouri. All of lot 71, except the west 23 feet, in block 7, on the plat of the town of Kansas, commonly called Old Town, a subdivision of land in Kansas City, Jackson County, Missouri. All of the east 57.5 feet of the west 82 feet of lot 72, block 7, on the plat of the town of Kansas, commonly called Old Town, a subdivision of land in Kansas City, Jackson County, Missouri. Tract 2. All of lot 70, except the north 20 feet thereof, block 7, on the plat of the town of Kansas, commonly called Old Town, a subdivision of land in Kansas City, Jackson County, Missouri. Tract 3. The west 24.5 feet of lot 72 and the south 40 feet of west 102 feet of lot 73 and the north 20 feet of lot 73, block 7, on the plat of the town of Kansas, commonly called Old Town, a subdivision of land in Kansas City, Jackson County, Missouri. Tract 4. The right-of-way owned by the Kansas City Southern Railway Company in the south 40 feet of lot 70, and in lots 71, 72, and 73, block 7, on the plat of the town of Kansas, commonly called Old Town, a subdivision of land in Kansas City, Jackson County, Missouri. Tract 5. The west 23 feet of lot 71, block 7, on the plat of the town of Kansas, commonly called Old Town, a subdivision in Kansas City, Jackson County, Missouri. Tract 6. All of the platted alley between lots 70 to 73, block 7, as shown on the plat of the town of Kansas, commonly called Old Town, a subdivision of land in Kansas City, Jackson County, Missouri, described as follows: Beginning on the west line of lot

70, block 7, 20 feet south of the northwest corner; thence south, along the west line.

is hereby approved, subject to the following conditions:

1. The developer shall file an on-line Form 7460-1, Notice of Proposed Construction or Alteration, for permanent vertical improvements or new structures and receive a Determination of No Hazard to Air Navigation from the FAA.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
5. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
6. The developer shall work with the City Planning and Development Department to provide additional landscaping along Walnut Street prior to a building permit.
7. No delivery vehicles shall enter the property from Grand Boulevard.
8. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
9. Fire hydrant distribution shall follow IFC-2018 Table C102.1 and shall be installed and operable prior to the arrival of any combustible building materials onto the site (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2). Hydrants shall be in place before building on structures begin.
10. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)

11. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1 and NFPA1221)
12. The developer shall comply with the boulevard and parkway standards of 88-323 along Grand Boulevard.
13. The developer shall submit plans to the Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks and Recreation Department standards. This applies to the Grand Boulevard street frontage.
14. The developer shall submit streetscape plans to and receive approval from the Parks and Recreation Forestry Division for the installation of street trees associated with this project.
15. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to a certificate of occupancy.
16. The developer shall submit a letter to the Parks and Recreation Department from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a parks and recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate of occupancy permits. This applies to the Grand Boulevard street frontage.
17. The developer shall coordinate with the Public Works Department and Streetcar Authority prior to applying for any building permit. Applicant shall receive

approval from the Streetcar Authority regarding garbage pickup schedules to ensure there is no conflict with streetcar operations.

18. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
19. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
20. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
21. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
22. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
23. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

City of Kansas City, Missouri



Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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

The applicant is seeking approval of a 7-story mixed use building with 105 residential units, associated parking garage, and 2,400 square feet of retail space on the ground floor.

Discussion

The applicant is proposing a seven (7) story tall mixed use development with approximately 2,400 square feet of retail on the ground floor, 105 residential units, 107 parking spaces, and associated amenities. The applicant is proposing adequate landscaping along E 3rd Street and Grand Boulevard, however the applicant is seeking a deviation to the required number of street trees along Walnut Street. Due to the lack of natural light, location of the parking garage entrance, and the change in grade of the property staff is in support of granting the deviation. The proposed development will have a small loading area along Grand Boulevard that will allow the garbage truck to pull out of the right of way, wheel the garbage to the truck and pull out in a forward motion. The development is in compliance with all applicable codes and ordinances. After discussion, the City Plan Commission voted to recommend approval of the project with conditions.

Fiscal Impact

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

2. What is the funding source?
NA

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

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

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

City of Kansas City, Missouri

Docket Memo



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

Additional Discussion (if needed)

NA

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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

See CPC Staff Report

Service Level Impacts

See CPC Staff Report

City of Kansas City, Missouri

Docket Memo



Other Impacts

1. What will be the potential health impacts to any affected groups?
NA
2. How have those groups been engaged and involved in the development of this ordinance?
NA
3. How does this legislation contribute to a sustainable Kansas City?
NA
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?
NA
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?
NA



File #: 230576

RESOLUTION NO. 230576

Sponsor: Councilmember Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to develop a plan to provide additional mechanisms for City residents with Limited English Proficiency to access City communications and resources; to determine the budgetary costs of implementing the plan, as well as identify potential funding sources; and to present the findings to the City Council within ninety (90) days.

WHEREAS, the City is dedicated to providing all City residents an opportunity to participate in the public meetings of the various boards, commissions, and committees discussing the business of the City, including the meetings of the City Council; and

WHEREAS, Resolution No. 230447, adopted on May 25, 2023, established the Mayor's Commission for New Americans to advise the Mayor and Council on opportunities to better support New Americans living in Kansas City; and

WHEREAS, the City is committed to providing an inclusive environment to residents of all racial, ethnic, and national backgrounds; and

WHEREAS, the City's KCMO.gov website does include a tool to translate the information presented into a multitude of languages; and

WHEREAS, the Council recognizes the importance of continuing to evaluate, and improve upon, the City's processes to communicate with all members of the public; and

WHEREAS, the City desires to conduct further outreach to residents with Limited English Proficiency and to provide additional tools to facilitate those individuals' further engagement with City government; NOW, THEREFORE:

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby directed to develop a plan to provide additional mechanisms for City residents with Limited English Proficiency to access City communications and resources, to determine the budgetary costs of implementing the plan, and to identify potential funding sources.

Section 2. That the City Manager is hereby directed to present the plan and identify funding within (90) days of the passage of this resolution.

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

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 develop a plan to provide additional mechanisms for City residents with Limited English Proficiency to access City communications and resources; to determine the budgetary costs of implementing the plan, as well as identify potential funding sources; and to present the findings to the City Council within ninety (90) days.

Discussion

The City is dedicated to providing all City residents an opportunity to participate in the public meetings of the various boards, commissions, and committees discussing the business of the City, including the meetings of the City Council and committed to providing an inclusive environment to residents of all racial, ethnic, and national backgrounds. The Council recognizes the importance of continuing to evaluate, and improve upon, the City’s processes to communicate with all members of the public and the City desires to conduct further outreach to residents with Limited English Proficiency and to provide additional tools to facilitate those individuals’ further engagement with City government.

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?

While the legislation does not quantify the fiscal impact, it does direct the City Manager to identify the cost of implementation

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

The legislation does not quantify any future fiscal impact.



City of Kansas City, Missouri

Docket Memo

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Finance and Governance (Press tab after selecting.)

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

Resolution No. 230447, adopted on May 25, 2023, established the Mayor’s Commission for New Americans to advise the Mayor and Council on opportunities to better support New Americans living in Kansas City.

City of Kansas City, Missouri

Docket Memo



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?
NA
2. How have those groups been engaged and involved in the development of this ordinance?
NA
3. How does this legislation contribute to a sustainable Kansas City?
The legislation is designed to engage more residents, therefore ensuring that their priorities are addressed and leading to a more livable city for all.
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?
NA
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?
NA



File #: 230581

ORDINANCE NO. 230581

Sponsor: Mayor Quinton Lucas

Consenting to the assignment of certain development rights for Block 124; authorizing the City Manager to execute an Amended and Restated Master Development Financing Agreement among the City of Kansas City, Missouri, the Port Authority of Kansas City, Missouri, and New Developer and to execute the Fifth Amendment to Development Agreement with HRB Tax Group, Inc.

WHEREAS, the City Council passed Ordinance No. 040154 on March 3, 2004, which accepted the recommendations of the Tax Increment Financing Commission of Kansas City, Missouri (“TIF Commission”), as to the 1200 Main/South Loop Tax Increment Financing Plan (“1200 Main/South Loop TIF Plan”), approved the 1200 Main/South Loop TIF Plan, designated a Redevelopment Area, and contemplated the completion of multiple Redevelopment Projects for the purposes of remediating blight, including a new office tower; and

WHEREAS, on October 11, 2004, (a) the City and HRB Tax Group, Inc., formerly known as H&R Block Services, Inc. (“HRB”), executed that certain Development Agreement dated October 11, 2004, as subsequently amended by that certain First Amendment to Development Agreement dated October 2, 2017 (collectively, the “HRB Development Agreement”) and (b) the City, as successor in interest to the TIF Commission, and HRB executed that certain Lease with Option, whereby HRB was granted an option to purchase Block 124, Unit 3 (“Option”), which Developer has since timely exercised; and

WHEREAS, the HRB Development Agreement obligates the City to finance the construction of up to 1,333 parking spaces to service the Block 124 Office Tower and the 1200 Main/South Loop TIF Plan Redevelopment Projects, and acquire additional real estate on which to locate such parking spaces, at an estimated cost of \$69,000,000.00; and

WHEREAS, Redevelopment Project 7 of the 1200 Main/South Loop TIF Plan calls for, in part, the new construction of approximately 250,000 to 350,000 square feet of office space (“Block 124 Office Tower”) in the elevated condominium unit over the current retail space located generally on the southwest corner of 13th and Main (“Block 124, Unit 3”); and

WHEREAS, the City Council adopted Second Committee Substitute for Ordinance No. 040161, on February 20, 2014, and activated Redevelopment Project 7 of the 1200 Main/South Loop TIF Plan, so that the developer of Block 124, Unit 3 would be eligible to immediately receive the benefits of tax increment financing to implement Redevelopment Project 7; and

WHEREAS, since executing the HRB Development Agreement, the activation of Redevelopment Project 7, and in anticipation of the Block 124 Office Tower, the City and HRB have made significant financial investments in the Block 124 substructure, to provide structural support to the Block 124 Office Tower and a portion of the required parking garage; and

WHEREAS, in Committee Substitute for Ordinance No. 180982, As Amended, passed January 10, 2019, the City approved an assignment of HRB's development rights for the Block 124 Office Tower to Power Tower Block 124, LP or its affiliates (the "Developer") in which HRB is a partner and consented to the assignment even though its consent may not be required; and

WHEREAS, City and HRB have entered into four amendments to the Development Agreement to extend the time for HRB to exercise the Option, most recently on December 28, 2022; and

WHEREAS, for the purposes of assisting the City in fulfilling its parking commitment to HRB, the City has requested that the Port Authority of Kansas City, Missouri ("Port KC") establish an AIM Zone over Block 124, Unit 3, issue bonds pursuant to Chapter 68 of the Revised Missouri Statutes ("Port KC Bonds") to contribute to the cost of financing the construction of a 750 space parking garage ("Port KC Parking Bonds"), and own the garage following the completion thereof and repayment of the Port KC Parking Bonds, whereby fostering implementation of the 1200 Main/South Loop TIF Plan and the continued development in the Downtown Loop; and

WHEREAS, on January 10, 2019, the Council passed Committee Substitute for Ordinance No. 180982, As Amended, which authorized the City Manager to negotiate a development agreement with the Port Authority of Kansas City, Missouri and the Power Tower Block 124, LP for the development and construction of an office tower and a parking structure within the currently undeveloped airspace currently platted as Unit 3 of Block 124 K.C. Live Condominium; and

WHEREAS, on November 14, 2019, the Council passed Committee Substitute for Ordinance No. 190498, As Amended, which authorized the City Manager to execute a Master Development Financing Agreement among the City, the Port Authority of Kansas City, Missouri and Developer in relation to the construction of a Class A office tower and parking garage in the Power & Light District; and

WHEREAS, on December 18, 2019, the City, Port KC, and Developer executed the authorized Master Financing Agreement; and

WHEREAS, the needs of the Downtown area and the City have shifted since the execution of the Development Agreement and Master Financing Agreement, such that the need for housing has increased and the need for office space has lessened; and

WHEREAS, the market for office space and conditions for financing that space have shifted over the same period of time; and

WHEREAS, HRB and Developer have not moved forward with exercising the Option or the construction of the Block 124 Office Tower; and

WHEREAS, the City, Port KC, HRB, Developer, and New Developer collectively wish to see the construction of a project on the Block 124 move forward and acknowledge that progress will require the adjustment of the project, Development Agreement, and Master Financing Agreement; and

WHEREAS, New Developer is willing and able to fulfill the responsibilities required under the Development Agreement and Master Financing Agreement; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City hereby consents to the to the assignment of the development rights outlined in section 25 of the Development Agreement and in the Master Financing agreement to New Developer.

Section 2. That the City Manager is hereby authorized to execute an Amended and Restated Master Development Financing Agreement among the City of Kansas City, Missouri, the Port Authority of Kansas City, Missouri, and New Developer in substantial form as that attached hereto as Attachment A.

Section 3. That the City Manager is hereby authorized to execute the Fifth Amendment to Development Agreement with HRB Tax Group, Inc. in substantial form as that attached hereto as Attachment B.

Section 4. That the City Manager is further authorized to execute any and all other related documents necessary for the City's performance of its obligations set out in the above Amended and Restated Master Development Financing Agreement and the Fifth Amendment to the Development Agreement.

..end

Approved as to form:

Emalea Black
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Manager's Office

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

Consenting to the assignment of certain development rights for Block 124; authorizing the City Manager to execute an Amended and Restated Master Development Financing Agreement among the City of Kansas City, Missouri, the Port Authority of Kansas City, Missouri, and New Developer and to execute the Fifth Amendment to Development Agreement with HRB Tax Group, Inc.

Discussion

This ordinance assigns development rights to a New Developer, authorizes the City Manager to execute an amended Master Development Financing Agreement, execute the 5th Amendment to the Development Agreement with HRB Tax Group, and execute any other necessary documents.

Fiscal Impact

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

2. What is the funding source?

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

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.



City of Kansas City, Missouri

Docket Memo

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Finance and Governance (Press tab after selecting.)

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

N/A

Service Level Impacts

N/A

Other Impacts

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



City of Kansas City, Missouri

Docket Memo

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 the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

N/A

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

N/A



File #: 230583

ORDINANCE NO. 230583

Sponsor: Councilperson Katheryn Shields

Approving an Industrial Development Plan for EPD3 Ellison, LP for the purpose of acquiring, equipping and constructing a project for industrial development consisting of the acquisition, purchase, construction and development of an 11-story, 68 unit multifamily apartment building (the "Project") located at 300 West Armour Boulevard, 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 EPD3 Ellison, LP; authorizing the issuance of taxable industrial revenue bonds in an amount not to exceed \$11,500,000; authorizing and approving other documents; authorizing certain other actions in connection with the issuance of said bonds; and directing the City Clerk to provide a copy of this Ordinance to the Director of the Missouri Department of Economic Development.

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 has heretofore prepared and approved plans for the industrial development of the City and desires to approve a Chapter 100 Industrial Development Plan (the "Plan") for the purpose of carrying out the Project for EPD3 Ellison, LP, a Missouri limited partnership, and its affiliates or other designated entities that enter into a separate lease agreement with the City (the "Company"); and

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

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

WHEREAS, the City 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 City Council approve the Plan as proposed by the Company; and that the City issue the Bonds, as more fully described in the applicable Indenture and in the applicable Lease, as such terms are hereinafter defined and authorized, the proceeds of which shall be used for the purchase, construction and equipping of certain real property associated with the Project, which shall be located at the Project Site and leased, with an option to purchase, by the City to the Company; and

WHEREAS, the principal amount of the Bonds will be issued in taxable Chapter 100 bonds 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 160383) for the review and approval of these projects; and

WHEREAS, the City Council wishes in this instance to waive: (i) its Chapter 100 policy suggesting the maximum abatement period and maximum bond term; (ii) its Chapter 100 policy suggesting the minimum PILOT payment on behalf of the Project; and (iii) its Chapter 100 policy based upon the independent professional analysis of the anticipated financial return on the amount of private investment necessary to develop and construct the Project and the eventual net benefits to taxing jurisdictions from the implementation of the Project; and

WHEREAS, the proceeds of the Bonds will be used to construct and develop the Project (with a corresponding tax abatement as described herein) and to provide a sales tax exemption on construction materials for the Project, which does not require any waiver of the policy described above (found in Ordinance No. 160383); 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 at the Project Site in the City;

(b) A total estimated project cost of approximately \$10,874,593; and

(c) The costs of constructing, acquiring, equipping and installing the Project that will be funded from proceeds of the sale of up to Eleven Million Five Hundred Thousand and No/100 (\$11,500,000.00) 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 2. *Authorization of Documents.* The City is hereby authorized to enter into the following documents for each series of 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"), which Lease shall terminate following the issuance of a temporary certificate of occupancy for the Project or sooner at Company's option as described in the Lease ("Lease Term"). The Bonds will be repaid solely by Company under the terms of the Lease.

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

Section 3. *Authorization of the Bonds.* The City is hereby authorized to issue and sell its Taxable Industrial Revenue Bonds (Historic Ellison Project), in the maximum aggregate principal amount not to exceed \$11,500,000, for the purpose of providing funds for the costs associated with the construction, improvement, and renovation of the Project. 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.*

(a) 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 \$11,500,000, the interest rate on the Bonds shall not exceed

7%, principal shall be payable in accordance to the terms of the Lease, the maturity date shall be no later than the earlier of (i) December 1 that occurs in the 20th year following the year of issuance of the Bonds, or (ii) December 1, 2045, 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.

(b) The issuance of the Bonds and the execution and delivery of the related Lease shall provide for a maximum of a 50% abatement of ad valorem real property taxes for 20 years with annual PILOTS equal to 50% of the estimated taxes that would otherwise be paid in each year, as further described in the Plan. Such PILOTS will be remitted to the affected jurisdictions that would have been payable had the real property been fully taxed, all as described in the Plan.

(c) In connection with the issuance of the Bonds, the City will provide a sales tax exemption for construction materials purchased with the proceeds of the Bonds.

(d) The City hereby waives Committee Substitute for Resolution No. 041033, as reaffirmed by Section 7 of Second Committee Substitute for Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance 200497, as amended, to the extent necessary so that the terms of the Bonds and resulting abatement may be provided as authorized in this Ordinance.

(e) In accordance with Code § 3-622, City Council acknowledges that the project supports affordable housing as defined in Code § 74-11 and therefore hereby waives the requirement that prevailing wage be paid for the project.

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 associated with the applicable portion of the Project described therein, and such payments, revenues and receipts shall be pledged and assigned to the Trustee as security for the payment of the applicable series of 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, (i) a special trust fund in the name of the City to be designated the "City of Kansas City, Missouri, Bond Fund – Historic Ellison Project" and the City shall cause all sums required by the applicable Indenture to be

deposited within the applicable fund and shall create all accounts in such fund as required by the applicable 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, the City Treasurer 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 #

Submitted Department/Preparer: Please Select

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 EPD3 Ellison, LP for the purpose of acquiring, equipping and constructing a project for industrial development consisting of the acquisition, purchase, construction and development of an 11-story, 68 unit multifamily apartment building (the "Project") located at 300 West Armour Boulevard, 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 EPD3 Ellison, LP; authorizing the issuance of taxable industrial revenue bonds in an amount not to exceed \$11,500,000; authorizing and approving other documents; authorizing certain other actions in connection with the issuance of said bonds; and directing the City Clerk to provide a copy of this Ordinance to the Director of the Missouri Department of Economic Development.

Discussion

This project recapitalizes the Historic Ellison apartments. State Historic Tax Credits, Federal Historic Tax Credits, and Low Income Housing Tax Credits being sought. This IDP will allow for a bond to fund the reinvestment of a rent restricted apartment building, 20 years of 50% tax abatement, and Sales Tax Exemption on Construction Materials.

The Ellison Apartments currently has 68 units on site. Of these 68 units, 51 are currently affordable to 60% of AMI, and 17 are market rate. If this IDP is approved, 58 units will be made available to 60% AMI and 10 units will be made available to 50% AMI. There will no longer be any market rate units on the property.

Fiscal Impact

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

2. What is the funding source?

The project is funded through Debt, Equity, and Tax Credits. The Bonds used is conduit debt and does not show on the City's balance sheets.

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

N/A



City of Kansas City, Missouri

Docket Memo

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

N/A

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

N/A

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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



City of Kansas City, Missouri

Docket Memo

Prior Legislation

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

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. The renovation of the apartments and building systems will be only beneficial.
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?
Reinvestment into a low income housing project contributes to sustainability.
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?
Yes
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?
Yes



File #: 230403

ORDINANCE NO. 230403

Sponsor: City Manager

Approving an Industrial Development Plan for Cas-KC-neda, LLC for the purpose of acquiring, equipping and constructing a project for industrial development consisting of the acquisition, purchase, construction and development of a boutique hotel with approximately thirty-five units (the "Project") located at 1108-1110 Grand Ave., 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 Cas-KC-neda, LLC; authorizing the issuance of taxable industrial revenue bonds in an amount not to exceed \$24,500,000.00; 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 has heretofore prepared and approved plans for the industrial development of the City and desires to approve a Chapter 100 Industrial Development Plan (the "Plan") for the purpose of carrying out the Project for Cas-KC-neda, LLC, a Missouri limited liability company, and its affiliates or other designated entities (the "Company"); and

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

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

WHEREAS, the City 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 City Council approve the Plan as proposed by the Company; and that

the City issue the Bonds, as more fully described in the applicable Indenture and in the applicable Lease, as such terms are hereinafter defined and authorized, the proceeds of which shall be used for the purchase, construction and equipping of certain real property associated with the Project, which shall be located at the Project Site and leased, with an option to purchase, by the City to the Company; and

WHEREAS, the principal amount of the Bonds will be issued in taxable Chapter 100 bonds 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 pursuant to Committee Substitute for Resolution No. 041033, as reaffirmed by Section 7 of Second Committee Substitute for Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance No. 200497, as amended, (the "Chapter 100 Policy") for the review and approval of these projects; and

WHEREAS, the City Council wishes in this instance to waive the Chapter 100 Policy as it relates to: (i) suggesting the maximum abatement period and maximum bond term; (ii) suggesting the minimum PILOT payment on behalf of the Project; and (iii), all based upon the independent professional analysis of the anticipated financial return on the amount of private investment necessary to develop and construct the Project and the eventual net benefits to taxing jurisdictions from the implementation of the Project; and

WHEREAS, the proceeds of the Bonds will be used to construct and develop the Project (with a corresponding tax abatement as described herein) and to provide a sales tax exemption on construction materials for the Project, which does not require any waiver of the Chapter 100 Policy; 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 at the Project Site in the City;*
- (b) A total estimated project cost of approximately \$23,866,383; and*

(c) The costs of constructing, acquiring, equipping and installing the Project that will be funded from proceeds of the sale of up to Twenty Four Million Five Hundred Thousand and No/100 (\$24,500,000.00) 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 2. *Authorization of Documents.* 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 BOKF, N.A. or other 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"), which Lease shall terminate following the issuance of a temporary certificate of occupancy for the Project or sooner at Company's option as described in the Lease ("Lease Term"). The Bonds will be repaid solely by Company under the terms of the Lease.

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

Section 3. *Authorization of the Bonds.* The City is hereby authorized to issue and sell its Taxable Industrial Revenue Bonds (Kindler Hotel Project), in the maximum aggregate principal amount not to exceed \$24,500,000, for the purpose of providing funds for the costs associated with the construction, improvement, and renovation of the Project. 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.*

(a) 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 \$24,500,000, the interest rate on the Bonds shall not exceed 7%, principal shall be payable in accordance to the terms of the Lease, the maturity date shall be no later than December 1, 2038, 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.

(b) The issuance of the Bonds and the execution and delivery of the related Lease shall provide for (1) a 100% abatement of ad valorem real property taxes beginning in the year 2024 through 2033 with annual PILOTS equal to \$31,725.00, and (2) a 50% abatement of ad valorem real property taxes in the years 2034 through 2038, with annual PILOTS equal to 50% of ad valorem real property taxes being abated, all as described in the Plan. Such PILOTS will be remitted to the affected jurisdictions pro rata on the basis that would have been payable to them respectively had the real property been fully taxed, all as described in the Plan.

(c) In connection with the issuance of the Bonds, the City will provide a sales tax exemption for construction materials purchased with the proceeds of the Bonds.

(d) The City hereby waives Committee Substitute for Resolution No. 041033, as reaffirmed by Section 7 of Second Committee Substitute for Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance 200497, as amended, to the extent necessary so that the terms of the Bonds and resulting abatement may be provided as authorized in this Ordinance.

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 associated with the applicable portion of the Project described therein, 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, (i) a special trust fund in the name of the City to be designated the "City of Kansas City, Missouri, Bond Fund – Kindler Hotel Project" and the City shall cause all sums required by the applicable Indenture to be deposited within the applicable fund and shall create all accounts in such fund as required by the applicable 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, the City Treasurer 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 #

Submitted Department/Preparer: Please Select

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 Cas-KC-neda, LLC

Discussion

This is an industrial development project consisting of the acquisition, purchase, construction and development of a boutique hotel with approximately 35 units at 1108-1110 Grand Ave. and this authorizes the issuance of taxable industrial revenue bonds in an amount not to exceed \$24,500,000.

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?

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No

City of Kansas City, Missouri



Docket Memo

2. This fund has a structural imbalance.

Yes No

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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

N/A

Other Impacts

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

N/A

City of Kansas City, Missouri



Docket Memo

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?

Contributes to a project that will potential increase tax revenue collection

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This approves the agreement and any future associated contracts will include such requirements.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

This approves the agreement and any future associated contracts will include such requirements



File #: 230550

ORDINANCE NO. 230550

Sponsor: City Manager

Accepting the recommendations of the Tax Increment Financing Commission of Kansas City, Missouri as to the First Amendment to the Southpointe Tax Increment Financing Plan; and approving the First Amendment to the Southpoint Tax Increment Financing Plan.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), and Ordinance No. 545556 adopted on November 24, 1982, as amended by Committee Substitute for Ordinance No. 911076 adopted on August 29, 1991, by Ordinance No. 100089 adopted on January 28, 2010, by Ordinance No. 130986 adopted on December 19, 2013 and by Committee Substitute for Ordinance No. 140823 adopted on June 18, 2015 (collectively, the “Enabling Ordinances”) the City Council of Kansas City, Missouri created the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”); and

WHEREAS, on May 19, 2022, the City Council of Kansas City passed Ordinance No. 220403, which accepted the recommendations of the Commission and approved the Southpointe Tax Increment Financing Plan (the “Redevelopment Plan”) and designated the Redevelopment Area described therein to be a Blighted Area (the “Redevelopment Area”); and

WHEREAS, a First Amendment to the Redevelopment Plan (“First Amendment”) was proposed to the Commission and the Commission, having been duly constituted and its members appointed, after proper notice was given, met in public hearing on June 13, 2023, and after receiving the comments of all interested persons and taxing districts, closed the public hearing, approved the First Amendment to the Redevelopment Plan and recommended that the City Council do the same; and

WHEREAS, the First Amendment to the Redevelopment Plan provides for (1) modifications to Redevelopment Project 1, (2) modifications to the Potential Projects, (3) modifications to the Project Improvements, (4) modifications to the Potential Project Improvements, (4) modifications to the Development Schedule, (5) modifications to the Specific Objectives of the Plan, (6) modifications to the Site Map, (7) modifications to the Estimated Construction and Employment Information, (8) modifications to the Budget of Redevelopment Project Costs, (9) modifications to the Tax Projections, (10) modifications to the Anticipated Sources of Funds, (11) modifications to the Cost-Benefit Analysis and (12) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modification; and

WHEREAS, subsequent to the Commission’s approval and recommendation to the City Council of the First Amendment to the Redevelopment Plan, certain modifications were made to the Cost-Benefit Analysis incorporated within the First Amendment to Redevelopment Plan and notice of such modifications were provided in accordance with Section 99.825, RSMo, and Section 99.830 (the “First Amendment Modifications”); NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Commission concerning the First Amendment as set forth in Resolution No. 6-10-23, together with the First Amendment Modifications are hereby accepted and the First Amendment, together with the First Amendment Modifications, are hereby approved and adopted as valid.

Section 2. That all terms used in this ordinance, not otherwise defined herein, shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”).

Section 3. That the Council hereby finds that:

- (a) The findings of the Council in Ordinance No. 220430 with respect to the Redevelopment Plan are not affected by the First Amendment and apply equally to the First Amendment;
- (b) The Redevelopment Area, as amended, is a blighted area, as a whole, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan, as amended, by the First Amendment, together with the First Amendment Modifications;
- (c) The Redevelopment Plan, as amended by the First Amendment, together with the First Amendment Modifications, includes a detailed description of the factors that qualify the Redevelopment Area as an economic development area and an affidavit as required by Section 99.810.1(1), RSMo;
- (d) The Redevelopment Plan, as amended by the First Amendment, together with the First Amendment Modifications, conforms to the comprehensive plan for the development of the City as a whole;
- (e) The areas selected for the Redevelopment Project described by the Redevelopment Plan, as amended by the First Amendment, together with the First Amendment Modifications, include only those parcels of real property and improvements therein which will be directly and substantially benefited by the Redevelopment Project improvements;

- (f) The estimated dates of completion of the Redevelopment Project and retirement of obligations incurred to finance Redevelopment Project Costs, have been stated in the Redevelopment Plan, as amended by the First Amendment, together with the First Amendment Modifications, and are not more than 23 years from the passage of any ordinance approving each applicable Redevelopment Project authorized by the Redevelopment Plan and located within the Redevelopment Area, as amended;
- (g) A plan has been developed for relocation assistance for businesses and residences;
- (h) The First Amendment, together with the First Amendment Modifications, does not alter the cost benefit analysis attached to the Redevelopment Plan showing the impact of the Redevelopment Plan, as amended, on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act;
- (i) The First Amendment, together with the First Amendment Modifications, does not include the initial development or redevelopment of any gambling establishment; and
- (j) A study has been completed and the findings of such study satisfy the requirements provided under Section 99.810.1, RSMo.

Section 4. That the Commission is authorized to issue obligations in one or more series of bonds secured by the Special Allocation Fund(s) established in connection with the Redevelopment Project described by the Redevelopment Plan to finance Redevelopment Project Costs and subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of, land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Commission determines, to enter into such contracts and undertake all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan, as amended, pursuant to the power delegated to it in the Enabling Ordinances. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 through 99.865, RSMo, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 5. That pursuant to the provisions of the Redevelopment Plan, as amended, the Council approves the pledge of all payments in lieu of taxes and economic activity taxes generated within Redevelopment Projects that are deposited into the Special Allocation Fund(s) established in connection with the Redevelopment Project described by the Redevelopment Plan to the payment of Redevelopment Project Costs, and authorizes the Commission to pledge such funds on its behalf.

..end

Approved as to form:

Emalea Black
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

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

Accepting the recommendations of the Tax Increment Financing Commission of Kansas City, Missouri as to the First Amendment to the Southpointe Tax Increment Financing Plan; and approving the First Amendment to the Southpoint Tax Increment Financing Plan.

Discussion

The First Amendment to the Redevelopment Plan provides for (1) modifications to Redevelopment Project 1, (2) modifications to the Potential Projects, (3) modifications to the Project Improvements, (4) modifications to the Potential Project Improvements, (4) modifications to the Development Schedule, (5) modifications to the Specific Objectives of the Plan, (6) modifications to the Site Map, (7) modifications to the Estimated Construction and Employment Information, (8) modifications to the Budget of Redevelopment Project Costs, (9) modifications to the Tax Projections, (10) modifications to the Anticipated Sources of Funds, (11) modifications to the Cost-Benefit Analysis and (12) the inclusion of all conforming changes within the Exhibits to the Plan

Fiscal Impact

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

2. What is the funding source?

No funding source. TIF is self funding through the collection of economic activity taxes generated by development.

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

N/A

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

N/A



City of Kansas City, Missouri

Docket Memo

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

N/A

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

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

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
-
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Prior Legislation



City of Kansas City, Missouri

Docket Memo

Ordinance 220403 approved the SouthPointe TIF Plan on 5/19/22

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?
None
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 the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?
This does not apply to the activities of the TIF Commission.
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?
The TIF Commission complies with Code of Ordinances, Chapter 3.