



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260069

Submitted Department/Preparer: General Services

Revised 12/03/25

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 General Services to execute a ten-year lease with two options to renew for five years each with United Market KC, LLC for the operation of a grocery store located at 3110 Prospect Avenue, Kansas City, Missouri 64128; appropriating \$1,500,000.00 from an unknown source; and recognizing this ordinance as having an accelerated effective date.

### Discussion

This ordinance authorizes the Director of General Services to execute a lease agreement with United Market KC, LLC for the operation of a grocery store located at the Linwood Shopping Center.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Unknown
3. How does the legislation affect the current fiscal year?  
This program will require \$1,500,000 from a source to yet be determined.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No, this ordinance has a one-time impact
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Unknown

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No
- 3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

There is currently no account string to verify.

**Citywide Business Plan (CWBP) Impact**

- 1. View the [Adopted 2025-2029 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?  
Finance and Governance (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
  - Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - Foster a solutions-oriented, welcoming culture for employees and City Partners.
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**Prior Legislation**

Ordinance 250400 - Repealing Committee Substitute for Ordinance No. 250342; amending Committee Substitute for Ordinance No. 240980 by repealing and replacing Section 1 for the purpose of redefining certain contract requirements between the City and the Linwood Shopping Center Community Improvement District; reducing the contingent appropriation in the amount of \$1,000.00; appropriating the same; and recognizing this ordinance as having an accelerated effective date.

250342 - Amending Committee Substitute for Ordinance No. 240980 by repealing and replacing Section 1 for the purpose of redefining certain contract requirements between the City and the Linwood Shopping Center Community Improvement District; repealing and replacing Section 2, authorizing the City Manager to negotiate and execute a lease amendment between the City and Midtown Grocers, LLC; authorizing the City Attorney to settle claims existing between the parties; reducing the contingent appropriation in the amount of \$1,000.00; appropriating the same; and recognizing this ordinance as having an accelerated effective date.

240980 - Authorizing the City Manager to negotiate and execute an amendment to the Cooperative Agreement with the Linwood Shopping Center CID; authorizing the City Manager to negotiate and execute an amendment to the lease with Midtown Grocers, LLC; authorizing the use of \$250,000.00 from previously appropriated funds from the General Fund; appropriating \$250,000.00 from the Health Levy Fund; appropriating \$250,000.00 from the Shared Success Fund; the use of \$250,000.00 from previously appropriated Community Development Block Grant funds; directing the City Manager to apply for a Community Development Block Grant for an additional \$750,000.00 for long-term planning, sustainability, and viability for the Linwood Shopping Center Community Improvement District and its surrounding area;; and recognizing this ordinance as having an accelerated effective date.

230944 - Authorizing the Director of the General Services Department to execute a Lease, by and between Linwood Shopping Center Redevelopment Company, LLC, as the Landlord, and the City, as the Tenant, for that certain premises and parking in and upon the building commonly known as 3025 Prospect Avenue and implement those undertakings using previously appropriated funds.

230493 - Accepting the recommendations of the Tax Increment Financing Commission of Kansas City, Missouri as to the Seventh Amendment to the Linwood Tax Increment Financing Plan and approving the Seventh Amendment to the Linwood Tax Increment Financing Plan.

## 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.

## Staff Recommendation

General Services Department

Select One:  Sponsored  
 Directive: Res/Ord # 260069

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

Would not recommend passage until a viable funding source is determined.

## Other Impacts

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

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Please Select (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

Please Select (Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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