



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Ordinance 250838

Submitted Department/Preparer: Mayor/Council's Office

Revised 6/10/24

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 initiate the vacant property receivership process as described in Code Chapter 56, Article VII, for the vacant nuisance property known as the former Paul Robeson Middle School site, located at 8201 Holmes Road, in order to protect the health, safety, and welfare of City's residents by remediating the blight at the property.

Discussion

The structures and land of the former Paul Robeson Middle School, located at 8201 Holmes Road, (the "Property") have languished unused with progressive decay and deterioration since its closure in 2006. The Property's vacancy and nuisance conditions directly inhibit the ability of nearby households to generate wealth and depresses regional commercial activity. Residents near the site lament the two decades of inactivity and decomposition, citing both aesthetic and security concerns involving the site's crumbling structures, rampant weeds and vines, prevalent graffiti, and its serving as a haven of chronic nuisance activities.

The current developer's failure to prevent and remediate these nuisance conditions violates multiple provisions of Code Chapters 48 and 56. The current developer of the site purchased the lot in 2018 to develop a recreation center, athletic fields, and in-fill housing. No significant development activity has occurred on the site in any of the seven years since the site was purchased. Substantially, all lawful business activity at the property has ceased.

The current developer failed to pay property taxes on the site since at least 2021, paid the bare minimum to prevent a tax sale of the site in Summer 2025, and still owes over \$130,000 in delinquent property taxes; and

Chapter 56, Code of Ordinances, enables the City to petition the Circuit Court to appoint a receiver to rehabilitate vacant and blighted properties in order to protect

the health, safety, and welfare of neighborhoods by rehabilitating vacant and blighted properties.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
There are no funds allocated in this ordinance.
3. How does the legislation affect the current fiscal year?
n/a
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Unknown.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
none

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This legislation does not appropriate funds

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- ☒ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
- ☐ Maintain and increase affordable housing supply to meet the demands of a diverse population.
- ☐ Address the various needs of the City's most vulnerable population by working to reduce disparities.
- ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
- ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

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

Service Level Impacts

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?
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)