



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251041

Submitted Department/Preparer: City Manager'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

Authorizing the City Manager to execute the Fourth Amendment to the Community Investment Agreement with Community Builders of Kansas City ("Community Builders"); authorizing the City Manager to execute a Second Amendment to the Escrow Agreement with Community Builders and Preferred Title of Saint Joseph, LLC; and modifying the requirements of Code Section 74-12 as it applies to the Fourth Amendment to the Community Investment Agreement and Second Amendment to the Escrow Agreement.

Discussion

Ordinance No. 230977 authorized the City Manager to enter into the Community Investment Agreement for the Offices at Overlook Redevelopment Project (the "Project") with Community Builders of Kansas City, and other documents necessary for the City to provide an amount up to \$1,600,000.00 to be held in escrow and used if necessary to prevent any shortfalls for the Project. The City and Community Builders, entered into the Community Investment Agreement on March 26, 2024, and a subsequent Escrow Agreement with Community Builders and Preferred Title of Saint Joseph, dated January 31, 2025. The Community Investment Agreement has since been amended three times and the Escrow Agreement has been amended once. Community Builders has been working to secure final financing for the Project, the process for which has been delayed due to the particular challenges associated with development on the East Side. During that delay, Community Builders has continued pursuing completion of the Project, which is now largely complete, excluding the sewer relocation work on the site. City Council deems it appropriate to modify certain terms in the Community Investment Agreement in light of the significant progress made towards completion and the desire to encourage the overall development to proceed.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
To be held in escrow
3. How does the legislation affect the current fiscal year?
No direct fiscal impact.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.
None anticipated beyond existing escrow commitment
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No direct revenue generation

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)

No account string involved to verify.

Funds were previously authorized under Ordinance No. 230977.

Funding to be held in escrow and used if necessary to prevent any shortfalls for the Project

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

None

Service Level Impacts

None anticipated.

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 - This is a policy resolution only; no direct sustainability action.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and

Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

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)