



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250809

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

Estimating revenue in the amount of \$15,080,817.20 in the Taxable Special Obligation Series 2026A Project Fund, Fund No. 3456 and appropriating the same to the Roy Blunt Luminary Park Project; designating requisitioning authority; authorizing the Director of Finance to close accounts upon project completion; declaring the intent of the City to reimburse itself from bond proceeds for certain expenditures; authorizing the City Manager to execute a Development Agreement with the Port Authority of Kansas City, Missouri (Port KC), Downtown Council (DTC), and DTC Community Development, Inc. (DTCCD) in connection with the Roy Blunt Luminary Park; authorizing the City Manager to execute Amendment No. 4 of design professional contract no. 89022041-001 with HNTB Corporation for \$13,697,600.00; authorizing the City Manager to execute Amendment No. 2 of contract no. 89022041-01 with ProjectFirst, LLC for \$670,269.46; authorizing the City Manager to execute Amendment No. 1 of contract no. 89022041 with JE Dunn and Clarkson Construction Company, a joint venture, for \$712,947.74; and recognizing this ordinance as having an accelerated effective date.

Discussion

The City, Port KC, DTC, and DTCCD are parties to a Memorandum of Understanding dated September 22, 2022, forming a public private partnership related to the Roy Blunt Luminary Park (f.k.a. I-670 South Loop Project) (the "Project"). The City, Port KC, DTC, and the DTCCD now desire to enter into a development agreement to document their understanding of the undertakings and commitments to be taken by each with respect to the design, development, construction, maintenance, management, use and operation of the Project

On March 2, 2024, the City Council adopted Ordinance No. 240225 authorizing the City Manager to execute an Assignment and Assumption Agreement and Amendment No. 1 in the total amount of \$3,468,296.00 in connection with a contract between the Port Authority of Kansas City (PortKC) and HNTB which agreement provided for the completion of 30% design and National Environmental Policy Act ("NEPA") documentation for the Project. Then on July 6, 2024, the City Manager executed Contract Amendment No. 2 in the amount of \$250,000.00 for additional design services related to the Project. A third amendment was approved on August 1, 2024, though City Council Committee Substitute for Ordinance No. 240642 for Design Professional Services in Connection with the Project which provided for the completion of 60% design.

On December 5, 2024, the City Council approved Ordinance No. 241029 which authorized the City Manager to execute a Professional, Specialized or Technical Services contract with ProjectFirst, LLC in the amount of \$450,000.00 in connection with the Project which provided for project and construction management services through August 31, 2025, in which the term has been extended by amendment to August 31, 2026.

On December 5, 2024, the City Council approved Ordinance No. 241029 which authorized the City Manager to execute a Construction Manager/General Contractor (CM/GC) contract with JE Dunn and Clarkson Construction Company, a joint venture, in the amount of \$0.00 in connection with the Project which provided for pre-construction services through April 30, 2025.

Funding for the Project has been received from federal, state, city and private contributions. Additional funding for the Project will be sought from private fund raising and governmental grants.

Funding Source	Amount
Missouri Dept of Economic Development #1	\$28,600,000
Missouri Dept of Economic Development #2	\$15,000,000
Surface Transportation Block Agreement	\$28,600,000
MoDOT cost share funds	\$31,569,602
Convention and Sports Complex Fund Appropriation (Ordinance 230477)	\$10,000,000
Taxable Special Obligation Bond Series 2026A (this ordinance)	\$15,080,817
Taxable Special Obligation Bond (future authorization)	\$64,919,183
Private Funding	\$26,435,000
Total Funding	\$220,204,602

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Special Obligation Series Bonds 2026A
AL-3456-107040-B-10LUMINARYPK Luminary Park
3. How does the legislation affect the current fiscal year?
This work is supported special obligation bonds issued specifically for this project.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Future debt service payments on the bonds are expected to be funded from the proceeds of the food and beverage tax deposited in the Convention and Sports Complex Fund.
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
3. Account string has been verified/confirmed. ☒ Yes ☐ No

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☒ Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - ☐ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - ☐ Build on existing strengths while developing a comprehensive transportation plan for the future.
 - ☒ Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
 - ☐ Ensure adequate resources are provided for continued maintenance of existing infrastructure.
 - ☐ Focus on delivery of safe connections to schools.

Prior Legislation

240225, 240642, 241029

Service Level Impacts

This project will improve access to green spaces and park amenities for surrounding neighborhoods and Kansas City as a whole.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This project will increase the tree canopy and vegetation in the area of the park thus improving the air quality of it location.
2. How have those groups been engaged and involved in the development of this ordinance?
Four public meetings and over 20 community, neighborhood and pop-up events were held related to this project from 2023 to 2025.
3. How does this legislation contribute to a sustainable Kansas City?
This project will increase the tree canopy and vegetation in the area of the park.
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.

Yes - I have submitted documents for CREO Review (Press tab after selecting)

Please attach or copy and paste CREO's review.

Updated LOI's for the HNTB and ProjectFirst amendments have been submitted to CREO for review. The JE Dunn and Clarkson Construction

contract amendment is for a CM/GC contract which is currently in the preconstruction services phase of the contract. Once the contract is amended to be a construction contract DBE participation as set by MoDOT/FHWA will apply.

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)