



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #:260718

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 \$51,571,000.00 in the Taxable Special Obligation Series 2027A and appropriating it to the Roy Blunt Luminary Park Project (“Project”); reducing appropriations in the Water Revenue Bonds Series 2025 Fund, Fund No. 8082 and the Sewer Services Fund, Fund No. 8110, and appropriating the Project; estimating revenue in the amount of \$28,000,000.00 in the Capital Improvements Grants Fund, Fund No. 3091, and appropriating it to the Project; authorizing the City Manager to negotiate and enter into a charitable funding contribution agreement with DTC Community Development, Inc.; estimating revenue in the amount of \$15,000,000.00 in the Capital Improvement Grants Fund, Fund No. 3091, and appropriating it to the Project for funds received from the DTC Community Development, Inc. and the Missouri Department of Economic Development related to an allocation of funds from the State of Missouri in support of the Project; authorizing the City Manager to accept a \$15,000,000.00 grant subaward from DTC Community Development, Inc. on behalf of the Missouri Department of Economic Development in support of the Project; authorizing the City Manager to execute Amendment No. 5 of a design professional contract with HNTB Corporation for \$6,907,670.20 for design services, inspection, and testing during construction of the Project; authorizing the City Manager to execute Amendment No. 3 of a contract with ProjectFirst, LLC for \$1,819,261.00 for project management services for Project; authorizing the City Manager to execute Change Orders for a contract with a joint venture of JE Dunn and Clarkson Construction Company for a total amount not to exceed \$148,900,000.00 for construction related to the Project; 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.

On October 2, 2025, the City Council approved Ordinance No. 250809 as amended, authorizing the City Manager to execute an amendment with HTNB for 100% design of the project, an amendment with ProjectFirst for project management support and a change order to a Construction Manager/General Contractor (CM/GC) contract with JE Dunn and Clarkson Construction Company, a joint venture, in connection with preconstruction services for the Project.

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	\$12,263,342
Convention and Sports Complex Fund Appropriation (Ordinance 230477)	\$10,000,000
Taxable Special Obligation Bond Series 2026A (Ordinance 250809)	\$15,080,817
Taxable Special Obligation Bond (this authorization)	\$51,571,000
Water and Sewer Funds	\$4,235,613.48
Private Funding	\$29,000,000
Total	\$194,350,772.48

Fiscal Impact

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

2. What is the funding source?

Special Obligation Series Bonds 2027A

AL-3458-107040-B-10LUMINARYPK	Luminary Park	\$51,571,000.00
AL-8082-107040-B-10LUMINARYPK	Luminary Park	\$3,553,143.32
27-8110-107040-B-10LUMINARYPK	Luminary Park	\$682,470.16
27-3091-107040-B-10LUMINARYPK	Luminary Park	\$43,000,000.00
TOTAL		\$98,806,613.48

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

This work is supported by 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, 250809, 250964

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 its 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 are being submitted to CREO for review. The JE Dunn and Clarkson Construction contract amendment is for a CM/GC contract funded with federal funds so no goal apply to it.

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)