



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250381

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 negotiate and execute a cooperative agreement with Southpointe Development LLC to facilitate site preparation activities in connection with the redevelopment of certain real property located in an area generally located at 63rd and Prospect; authorizing the use of \$4,500,000.00 previously appropriated from the General Fund; authorizing the use of \$500,000.00 previously appropriated from the Development Services Fund; and authorizing the City Manager to negotiate and execute an Amended and Restated Development Agreement with Southpointe Development LLC.

### Discussion

Committee Substitute for Ordinance No. 210566 authorized the City Manager to execute a development agreement with the Tax Increment Financing Commission of Kansas City ("TIF") and UA KC Southpointe, LLC for the sale and development of mixed use, commercial, residential and community improvements (the "Project") of certain real property located in Kansas City, Missouri in an area that is generally bounded by 59th Street on the North, 63rd Street on the South, Bruce R. Watkins Highway on the East and Brooklyn Avenue on the West as more fully described by the schematic phasing plan attached hereto as Exhibit A, and incorporated herein, which development is known as the 63rd & Prospect Development (the "Development Area").

City, TIF, and UA KC Southpointe, LLC entered into a Development Agreement on February 4, 2022, as amended by the First Amendment dated July 31, 2023 and the Second Amendment dated December 21, 2023 (the "Development Agreement"). UA KC Southpointe, LLC assigned certain interests to Southpointe LLC. Pursuant to the Development Agreement, Southpointe LLC exercised its option to purchase certain areas of the Development Area referred to as "Subdivision 1-A".

The City entered into a ground lease agreement with TIF on February 29, 2012, for portions of the Development Area not owned by the City for the purpose of

redeveloping the same. Portions of the Subject Property are owned by the City and others are owned by TIF. The City and Southpointe, LLC, with TIF's consent, entered into a License Agreement on April 23, 2025, authorizing Southpointe, LLC to conduct certain grading and site preparation activities.

The City, TIF, and Southpointe LLC seek to enter into an Amended and Restated Development Agreement adjusting certain project timelines originally set forth in Committee Substitute for Ordinance No. 210566. The City has allocated funds for the Project in the amount of \$5,000,000.00 (the "Development Funds") as set forth in Amendment E to Ordinance No. 250175 approved by the City Council on March 20, 2025, to assist in the completion of eligible work within the Development Area. The City and Developer desire the Development Funds to be deposited into an escrow account designated by the Developer with expenditure oversight by the City as set forth in this Agreement.

### Fiscal Impact

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

2. What is the funding source?

General Fund

26-1000-898045-611060 Development CD 5 \$4,500,000

Development Services Fund

26-2210-898045-611060 Development CD 5 \$500,000

Total: \$5,000,000

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

This legislation authorizes the negotiation and execution of a cooperative agreement from previously appropriated funds.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

This legislation has no direct fiscal impact on future years

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Redevelopment of the site may generate long-term return on investment

### 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 ordinance authorizes the negotiation and execution of a cooperative agreement for the purpose of redevelopment from funds previously appropriated via Amendment E to the Adopted FY 2025-26 Budget as approved via Ordinance 250175.

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
  - ☒ Ensure quality, lasting development of new growth.
  - ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
  - ☒ Create a solutions-oriented culture to foster a more welcoming business environment.
  - ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
  - ☐

**Prior Legislation**

CS Ord. 210566; Ord. 250175 - Amendment E

**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?  
N/A
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
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)