



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: TMP-6719

Submitted Department/Preparer: City Manager's Office

Revised 01/30/25

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 a change order with Infrastructure Solutions, LLC, in the amount of \$732,659.00 for the West Bottoms Bid Package 2, Change Order 1; reducing an appropriation in the West Bottoms Street Improvement account and appropriating a like transfer to the West Bottoms Public Infrastructure account; authorizing the City Manager to enter into a Second Amendment to the Redevelopment Agreement between City of Kansas City and the TIF Commission; authorizing the Director of General Services to execute a five-year lease with four options to renew for five years each with West Bottoms Central Community Improvement District for the operation of a kiosk concession stand located at 1020 Santa Fe Street, Kansas City, Missouri 64101; and establishing this ordinance as having an accelerated effective date.

### Discussion

This ordinance authorizes the Public Works Dept. to execute a change order for public improvements that are a part of the ongoing SomerRoad development in the West Bottoms, and allows the General Services Dept. to enter into a lease related to the change order with the West Bottoms Central CID for a kiosk concession stand located at the pedestrian plaza within the development area. The lease will last for 5 years with four 5-year renewal options for an annual rent of \$1. The CID will be solely responsible for all maintenance and operations, and will be allowed to sub-lease the space to an operator. The CID would be required to use all rent received from the sub-tenant on maintaining and operating the leased space. The ordinance also transfers funds from the WB Street Improvement account to the WB Public Infrastructure account to cover the cost of the change order utilizing available contingency funds. The ordinance also authorizes the City Manager to enter into a 2<sup>nd</sup> Amendment to the Redevelopment Agreement, Tax Contribution Agreement, and Cooperative Agreement with the TIF Commission to align with content from the previously approved West Bottoms TIF Plan and subsequent amendments. These agreements will allow the TIF Commission to complete reimbursements to the City for previously budgeted and approved public improvements.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
AL-3457-898014-B-89008983 West Bottoms Public Infrastructure
3. How does the legislation affect the current fiscal year?  
No impact.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No impact
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?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
  - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
  - Increase and support local workforce development and small and locally owned businesses.

- Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- Implement an economic development and tourism strategy to attract major investment and visitors.
- 

## Prior Legislation

221064, 240256, 240600, 240581, 240647, 250216, 250599, 250970, 250971, 260238,

## Service Level Impacts

There will now be a concession stand for a park in the West Bottoms which both are located on a public access easement which permanently authorizes the public's access of the amenities.

## Staff Recommendation

Click or tap here to enter department.

Select One:  Sponsored  
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

There will now be a concession stand for a park in the West Bottoms which both are located on a public access easement which permanently authorizes the public's access of the amenities. It's using the extra contingency funds from the already authorized bonds to cover the cost, and the City would later be reimbursed with TIF/STIF money.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
NA
2. How have those groups been engaged and involved in the development of this ordinance?  
NA

3. How does this legislation contribute to a sustainable Kansas City?  
NA

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.

If the council approves the agreement and the food and beverage kiosk, it will be processed as a change order to the plaza project. Currently the MBE is 1.4% and the WBE is 33.75%. If the kiosk is approved through the change order, the MBE will be 12% and the WBE will be 25%.

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)