



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Resolution 260027

Submitted Department/Preparer: Mayor/Council'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 or his designee to negotiate and execute a Predevelopment Funding Agreement with United Believers Community Baptist Church in the amount of \$2,400,000.00 for predevelopment activities associated with a proposed workforce and attainable housing development project adjacent to its church located at 11101 US 71 Hwy., Kansas City, Missouri; appropriating \$2,400,000.00 from the Shared Success Fund; designating requisitioning authority; authorizing the City Manager or his designee to negotiate and execute amendments and related agreements; directing the City Manager to report back to Council; and recognizing this ordinance as having an accelerated effective date.

Discussion

The City Council has identified the need for workforce and attainable housing as a critical priority for Kansas City residents, particularly those households earning between sixty percent (60%) and one hundred twenty percent (120%) of the Area Median Income.

United Believers Community Baptist Church (the "Developer") is a Missouri nonprofit corporation and faith-based community organization with a demonstrated commitment to community development and improving the quality of life for residents within the Fifth District of Kansas City, Missouri.

The Developer has proposed a workforce and attainable housing development project adjacent to the Developer's property located at 11101 US 71 Hwy., Kansas City, Missouri (the "Project") that will create affordable housing opportunities for working families and individuals in Kansas City/

Predevelopment funding is essential to advance the Project through critical early-stage activities including, but not limited to, site acquisition and control, architectural and engineering design services, environmental assessments, market studies, financial feasibility analysis, legal services, and other preliminary planning activities.

The City Council finds that providing predevelopment funding to the Developer will advance the City's housing policy goals and address the critical need for workforce and attainable housing in Kansas City.

Fiscal Impact

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

2. What is the funding source?
Shared Success Fund unappropriated fund balance

26-2590-101523-B United Believers Community Baptist Church \$2,400,000.00

3. How does the legislation affect the current fiscal year?
n/a

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

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

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)

The Shared Success Fund (2590) has Unappropriated Fund Balance available to support the proposed amount. The unreserved fund balance of the Shared Success Fund is \$2,434,349 as of the Second Quarter Analysis.

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

n/a

Other Impacts

1. What will be the potential health impacts to any affected groups?
Click or tap here to enter text.
2. How have those groups been engaged and involved in the development of this ordinance?
Click or tap here to enter text.
3. How does this legislation contribute to a sustainable Kansas City?
Click or tap here to enter text.
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)