



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 231012

Submitted Department/Preparer: City Manager's Office

Revised 11/01/23

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 execute a development agreement with Grayson Communities LLC for the phased sale and development of City-owned properties located at the intersection of 18th and Paseo.

### Discussion

The City of Kansas City owns the properties located at the intersection of 18th and Paseo commonly known as 1800 Paseo, 1802 Paseo, 1819 Lydia Avenue, 1831 Lydia Avenue, and 1801 Grove Street (“Properties”). Ordinance No. 230018 declared the Properties as surplus to the City’s needs. The City issued RFP No. 18AL1 publicly requesting proposals for the redevelopment and purchase of the Properties and received three responses. The City’s selection committee reviewed the three proposals submitted in response to the RFP and recommended the team of Grayson Capital, LLC and Corbella, LLC. Ordinance No. 230443 authorized the City to enter into a development agreement with the team of Grayson Capital, LLC and Corbella, LLC within ninety days of the effective date. The team of Grayson Capital, LLC and Corbella, LLC now seek to enter into this agreement with the City under the name of “Grayson Communities, LLC.” Due to various environmental issues with portions of the Properties, the City has been unable to negotiate the development agreement within the 90-day window. The City has since negotiated the development agreement and is ready to proceed with execution thereof, and this ordinance authorizes the City Manager to execute a development agreement with Grayson Communities, LLC for the phased sale and development of the Properties.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
This ordinance authorizes the execution of a development agreement and has no direct fiscal impact.
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.  
If the redevelopment of the subject properties proceeds as proposed, there should not be a negative fiscal impact to the City.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
The proposed project will be carried out by a combination of debt and equity resources. The fiscal impact/economic impact to the City is expected to be positive

**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 execution of a development agreement and has no direct fiscal impact.

**Citywide Business Plan (CWBP) Impact**

1. View the [FY23 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

Ord. 230018; 230443

## Service Level Impacts

N/A

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
The property at 1800 Paseo is contaminated by its former use as a gas station and has been the subject of ongoing investigation and clean up actions by the responsible petroleum company, with oversight by the Missouri Department of Natural Resources (MDNR). The City and the developer are working together with MDNR and the petroleum company to clean up the site to state residential use levels. The existing condition does not currently pose a health risk to visitors or residents in the district.
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?  
By encouraging the cleanup and redevelopment of a brownfield property, this ordinance supports the revitalization of the district and the reuse of existing infrastructure.
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.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

This ordinance authorizes the execution of a previously approved but delayed development agreement.

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)