



Agenda - Final

Neighborhood Planning and Development Committee

Lee Barnes Jr., Chair
Andrea Bough, Vice Chair
Dan Fowler
Brandon Ellington
Teresa Loar

Wednesday, May 24, 2023

1:30 PM

26th Floor, Council Chamber

[https://us02web.zoom.us/s/84530222968](https://us02web.zoom.us/j/84530222968)

PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:

<https://us02web.zoom.us/j/84530222968>

Public Testimony is Limited to 2 Minutes

Director of City Planning & Development

[230435](#)

Sponsor: Director of City Planning and Development Department

Approving the 6500 Troost PIEA General Development Plan on approximately 1.19 acres generally located at 6500 Troost Avenue, and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC-2022-00188)

Attachments: [6500 Troost Avenue PIEA Docket Memo](#)

Director of Housing and Community Development

[230438](#)

Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Central City Economic Development Tax Board for additional funding for a National Association of Construction Contractors economic development rehabilitation project of 100 homes generally located in and around the Town Fork Creek neighborhood; estimating and appropriating \$85,000.00 from the Central City

Economic Development Sales Tax Fund; and authorizing the Director of Housing and Community Services to execute the amendment.

Attachments: [CCED NACC Docket Memo](#)
[CCED NACC Approp Admin](#)

Robinson

230439 Sponsor: Councilmember Melissa Robinson

Authorizing the City Manager to enter into a Predevelopment Agreement with Historic Northeast Lofts, LLC, for the development of approximately 22 acres in the Historic Northeast Area.

Attachments: [No Fact Sheet](#)

Robinson

230441 Sponsor: Councilmember Melissa Robinson

RESOLUTION - Directing the City Manager to create a landing page for the purpose of obtaining input from residents, business owners and property owners concerning the renaming of Troost Avenue and to report back to the City Council with his findings within 45 days of passage of this Resolution.

Attachments: [Docket Memo 230441](#)

Director of City Planning & Development

230442 Sponsor: Director of City Planning and Development Department

Approving a development plan on about 1.06 acres to allow for a mixed-use building in District DC-15 generally located at West 14th Street and Wyandotte Street. (CD-CPC-2023-00020).

Attachments: [Docket Memo TMP-3109](#)

Robinson and Lucas

230443 Sponsor: Councilmember Melissa Robinson and Mayor Quinton Lucas

Authorizing the City Manager to negotiate and enter into a development agreement with the team of Grayson Capital, LLC and Corbella, LLC for the phased sale and development of City-owned properties located at the intersection of 18th and Paseo and providing a 90-day period for negotiations.

Attachments: [Docket Memo 230443 mv edits \(ab edits\)](#)

Shields and O'Neill

[230450](#) Sponsor(s): Councilmembers Kathryn Shields and Kevin O’Neill

Extending the time to complete the Union Hill “353” Redevelopment Project located south of Union Cemetery, and north of E. 31st Street, between Main Street on the west and Gillham Road on the east, by approving the extension of the Project’s schedule.

Attachments: [Docket Memo 230450](#)
[230450 cs to org ord-com](#)

HELD IN COMMITTEE

Shields, Lucas and Bunch

[230280](#) Sponsor(s): Councilmember Kathryn Shields, Mayor Quinton Lucas and Councilmember Eric Bunch

Approving a development plan for a commercial development in District B4-5 on about 0.4 acres generally located at 604 W. 47th Street. (CD-CPC-2021-00193)

Attachments: [Docket Memo 230280](#)
[230280 cs to org ord-com](#)

Barnes Jr.

[230360](#) Sponsor: Councilmember Lee Barnes

Directing that the City Manager shall appear before the Council to provide certain information before suspending, terminating, or taking any other adverse action against an employee for failure to comply with the residency requirements of the City’s Code of Ordinances.

Attachments: [Docket Memo 230360](#)

City Manager's Office

[230403](#) Sponsor: City Manager

Approving an Industrial Development Plan for Cas-KC-neda, LLC for the purpose of acquiring, equipping and constructing a project for industrial development consisting of the acquisition, purchase, construction and development of a boutique hotel with approximately thirty-five units (the “Project”) located at 1108-1110 Grand Ave., Kansas City, Missouri (the “Project Site”); authorizing and approving various agreements for the purpose of setting forth covenants, agreements and obligations of the City and Cas-KC-neda, LLC; authorizing the issuance of taxable industrial revenue bonds in an amount not to exceed \$24,500,000.00; authorizing and approving other documents; and authorizing certain other actions in connection with the issuance of said bonds.

Attachments: [Cas-KC-neda LLC Docket Memo](#)

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.

2. Closed Session
 - Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
 - Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
 - Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
 - Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
 - Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
 - Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
 - Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.

3. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOublg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

The City Clerk's Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver's License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.



File #: 230435

ORDINANCE NO. 230435

Sponsor: Director of City Planning and Development Department

Approving the 6500 Troost PIEA General Development Plan on approximately 1.19 acres generally located at 6500 Troost Avenue, and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC-2022-00188)

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (“Authority”) did prepare or cause to be prepared the 6500 Troost Avenue PIEA General Development Plan and recommended that the Council approve the finding of blight and approve the General Development Plan for the area;

WHEREAS, the City Plan Commission has reviewed and recommended approval of the finding of blight of the 6500 Troost Avenue PIEA General Development Plan on February 21, 2023 as evidenced by its disposition of the case and its written recommendations submitted to the City; and

WHEREAS, Section 100.400, RSMo, authorizes the Council to make a finding that an area is a blighted area and approve a general development plan for such area if the Council finds that the plan is feasible and in conformity with the general plan for the development of the community as a whole; and

WHEREAS, on October 6, 2016, the City did pass Second Committee Substitute for Ordinance No. 160383, as amended, which enacted guidelines on the City’s use of abated and exempted real property taxes in funding economic development projects; and

WHEREAS, Section 9 of Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance No. 200497, as amended, provides that notwithstanding the guidelines set forth therein, the Council retains its discretion to authorize the capture and redirection, or abatement or exemption, in whole or in part, of ad valorem real property taxes to the full extent authorized by any provision of law; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares the area of approximately 1.19 acres generally located 6500 Troost Avenue and more specifically described by metes and bounds on Exhibit A attached hereto and incorporated herein by reference, to be a blighted area as defined in Section 100.310, RSMo, and more specifically finds that there is a predominance of defective and inadequate street layout, insanitary and unsafe conditions, deterioration of site improvements,

and the existence of conditions which endanger life and property by fire and other causes in such planning area and as a result of the predominance of those conditions the planning area in its present condition and use constitutes an economic and social liability and a serious menace to the public health, safety, morals, and welfare.

Section 2. That the 6500 Troost Avenue PIEA General Development Plan prepared by the Authority and recommended to the Council is intended to and shall affect and be applicable to only the real property specifically described in Section 1 above and is hereby approved. A copy of said General Development Plan is attached to this ordinance and is made a part hereof.

Section 3. That the Council has duly made the findings necessary for compliance with Section 100.300-100.620, RSMo.

Section 4. That the General Development Plan is hereby found to be feasible and in conformance with the general plan for the development of the community as a whole.

Section 5. That the ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, are hereby extended to the plan area to the extent and in the manner as provided for in said General Development Plan, and subject to the execution of a development agreement with the Planned Industrial Expansion Authority of Kansas City, Missouri, and the developer.

Section 6. That pursuant to Section 9 of Second Committee Substitute for Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance No. 200497, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by Section 100.570, RSMo, with respect to any project qualifying for Jobs-Based or Site-Based “High Impact” designation as determined by the AdvanceKC Scorecard, derived from the City Council’s Economic Development and Incentive Policy, or located in a severely distressed census tract that has continuously maintained such status for not less than ten (10) years immediately prior to the effective date of the request.

..end

I hereby certify that as required by Chapter 100, RSMo, as amended, all public notices have been given and public hearings held, as required by law.

Secretary, City Plan Commission

Approved as to form:

Emalea Black
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

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

The applicant is seeking approval of the 6500 Troost PIEA Planning Area and declare the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620 on about 1.91 acres generally located at 6500 Troost Avenue.

Discussion

The proposed redevelopment area includes approximately 1.19 acres of property with access off Troost Avenue and East 65th Street. The property has access to public transit and pedestrian access around the block. Abatement for projects within the redevelopment area will not exceed 10 years at 100% abatement and 15 years at 50% abatement. The City Plan Commission approved the general development plan and agreed on the finding of blight.

Fiscal Impact

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

2. What is the funding source?

The funding sources are private equity, conventional debt, historic preservation tax credits and property tax abatement.

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

This developer is requesting they forgo future incremental increases in real property taxes, so this project has no negative effect on the current fiscal year.

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

Yes. It is projected this project will provide an immediate slight increase in property taxes with a Payment in Lieu of Tax and land tax for ten years and then a substantial increase in year 11-25 of the abatement term. The Developer also anticipates an increase in earnings and sales tax related to the project.



City of Kansas City, Missouri

Docket Memo

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

Yes. If successful, potentially this project will immediately generate Earnings Tax from the office tenants and Earning and Sales Tax from the retail/restaurant space. Outside funding includes private equity and conventional debt.

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
-
-

City of Kansas City, Missouri

Docket Memo

Prior Legislation

None

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?

Currently, the property is only 17% occupied and blighted and insanitary and in need of renovation.

2. How have those groups been engaged and involved in the development of this ordinance?

The Developer says he will do his best to retain tenants who can remain in business while they renovate around them. If the tenant is in a space that will require they vacate the property, the Developer will work with them to relocate, and come back to the property if a suitable deal can be reached.

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

The Developer plans to take a building that has an inefficient energy structure, and is non contributing to the neighborhood, and renovate it with better insulation, energy efficient HVAC and make it a long term useful building and an anchor for office space on Troost Avenue.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

The Developer will reconnect with CREO prior to seeking Project Approval from the PIEA and comply with all M/WBE requirements.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

The Ordinance will be submitted.



File #: 230438

ORDINANCE NO. 230438

Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Central City Economic Development Tax Board for additional funding for a National Association of Construction Contractors economic development rehabilitation project of 100 homes generally located in and around the Town Fork Creek neighborhood; estimating and appropriating \$85,000.00 from the Central City Economic Development Sales Tax Fund; and authorizing the Director of Housing and Community Services to execute the amendment.

WHEREAS, Section 67.1305 of the Revised Statutes of Missouri authorizes the City to impose a retail sales tax not to exceed one-half of one percent if the imposition of such a retail sales tax is submitted to, and then approved by, a majority of the votes cast; and

WHEREAS, on April 4, 2017, pursuant to authority granted by Section 67.1305, RSMo, a majority of Kansas City, Missouri voters approved a new 1/8 of one percent retail sales tax for funding economic development projects within the area bounded by 9th Street on the north, Gregory Boulevard on the south, Paseo Boulevard on the west and Indiana Avenue on the east; and

WHEREAS, as part of the first round of funding, National Association of Construction Contractors Cooperation (“Developer”) submitted a proposal seeking \$215,000.00 of Central City Economic Development (“CCED”) sales tax funds for the purpose of incentivizing the rehabilitation of 100 homes (the “Project”) generally located in and around the Town Fork Creek neighborhood (the “Project Site”), all in Kansas City, Jackson County, Missouri; and

WHEREAS, the Council authorized a funding agreement with National Association of Construction Contractors Cooperation for the above Project in the amount of \$215,000.00 with its passage of Ordinance No. 190009 on January 24, 2019; and

WHEREAS, Developer subsequently identified a need for additional funding due to increases associated with obtaining clear title from properties being acquired from Land Bank; and

WHEREAS, at its August 9, 2022 meeting, the Central City Economic Development Sales Tax Board voted to approve a recommendation to the Council for additional funding for such costs associated with this Project from CCED sales tax funds in the amount of \$85,000.00, bringing the total funding for this Project to a total of \$300,000.00; and

WHEREAS, the Project serves a predominantly public municipal purpose because, without limitation, completion of the Project (i) enhances the tax base of the Project Site; (ii) retains and/or generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the Project for the purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, the contributions contemplated by the funding agreement are limited to those which have been determined to be needed for the purpose of ensuring that the Project proceeds, and, but for their contribution, the Project would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Council approves the CCED Board recommendation of an \$85,000.00 contract amendment with the National Association of Construction Contractors Cooperation for its above-referenced Project, for a total not to exceed \$300,000.00.

Section 2. That the appropriation in the following account of the Central City Economic Development Sales Tax Fund, Fund No. 2200, is hereby reduced by the following amount:

24-2200-552047-619080	Central City Sales Tax	\$85,000.00
-----------------------	------------------------	-------------

Section 3. That the following amount is hereby appropriated from the Unappropriated Fund Balance of the Central City Economic Development Sales Tax Fund, Fund No. 2200, to the following account:

24-2200-555998-B-57190009	National Association of Construction Contractors Cooperation	\$85,000.00
---------------------------	---	-------------

Section 4. That the Director of Housing and Community Services is hereby authorized to enter into an amended funding agreement with National Association of Construction Contractors Cooperation for the costs associated with the above-referenced Project in an amount not to exceed \$300,000.00, from funds previously appropriated in the Central City Economic Development Sales Tax Fund to Account No. 24-2200-555998-B-57190009.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #
Submitted Department/Preparer: Housing

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

Accepting the recommendation of the Central City Economic Development Tax Board for additional funding for a National Association of Construction Contractors economic development rehabilitation project of 100 homes generally located in and around the Town Fork Creek neighborhood; estimating and appropriating \$85,000 from the Central City Economic Development Sales Tax Fund; and authorizing the Director of Housing and Community Services to execute the amendment.

Discussion

On January 24, 2019, City Council authorized a funding agreement for \$215,000 with the National Association of Construction Contractors Cooperation for a project rehabilitating 100 homes in the Town Fork Creek neighborhood. Since then, the develop has identified the need for additional funding due to increases in costs associated with obtaining clear titles. On August 9, 2022, the Central City Economic Development Sales Tax Board voted to approved to recommendation to Council for additional funding for this project.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
2200 - Central City Economic Development Sales Tax Fund
3. How does the legislation affect the current fiscal year?
This legislation allocates \$85,000 to the National Association of Construction Contractors economic development rehabilitation project.
4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
There is no future fiscal impact
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No



City of Kansas City, Missouri

Docket Memo

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

Ordinance No. 190009 - Authorizing the Director of the Neighborhoods and Housing Services Department to execute a Funding Agreement with National Association of Construction Contractors Cooperation in the amount of \$215,000.00 for the purpose of incentivizing the rehabilitation of 100 homes generally located in and around the Town Fork Creek neighborhood.

Service Level Impacts

N/A



City of Kansas City, Missouri

Docket Memo

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?
This legislation funds the rehabilitation of existing housing stock.
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?
No
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?
N/A



File #: 230439

ORDINANCE NO. 230439

Sponsor: Councilmember Melissa Robinson

Authorizing the City Manager to enter into a Predevelopment Agreement with Historic Northeast Lofts, LLC, for the development of approximately 22 acres in the Historic Northeast Area.

WHEREAS, Historic Northeast Lofts, LLC (“Developer”) has proposed a project for development utilizing various economic development tools available and consisting of residential, retail, and community services development across approximately 22 acres generally located east of Hardesty Avenue and south of Independence Avenue (the “Project Area”); and

WHEREAS, Developer intends to provide approximately 589 units of residential development from adaptive reuse of existing structures, with a minimum of 75% of the units being restricted to families who earn between 30-80% of the Median Family Income; and

WHEREAS, Developer intends to provide 30,000 square feet of daycare, early childhood development and afterschool space and 75,000 square feet of retail development from adaptive reuse of existing structures, and also a farmers market; and

WHEREAS, Developer anticipates the Project will result in 500 temporary jobs and 250 permanent jobs in the Project Area; and

WHEREAS, the total cost of the Project is approximately \$224,991,531.00 and Developer’s investment in the Project requires and is contingent upon substantial economic incentives; and

WHEREAS, the City and Developer intend to enter into future agreements to provide additional obligations and benefits for both parties related to the Project; and

WHEREAS, The City and Developer wish to enter into a predevelopment agreement memorializing each parties’ role and responsibilities for the completion of the project; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is authorized to negotiate and execute a Predevelopment Agreement with Historic Northeast Lofts, LLC to provide for the development of the Project Area.

..end

Approved as to form:

Emalea Black
Associate City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

230439



File #: 230441

RESOLUTION NO. 230441

Sponsor: Councilmember Melissa Robinson

RESOLUTION - Directing the City Manager to create a landing page for the purpose of obtaining input from residents, business owners and property owners concerning the renaming of Troost Avenue and to report back to the City Council with his findings within 45 days of passage of this Resolution.

WHEREAS, on September 17, 2020, the City Council passed Committee Substitute for Resolution No. 200559, requesting the Board of Parks and Recreation Commissioners to research, examine and develop a comprehensive strategy for the removal of memorials and symbolic monuments, including street, boulevard, and parkway names on City-owned property, of individuals who enslaved persons, promoted racism, or participated in the oppression or dehumanization of others; and

WHEREAS, memorials, monuments, and symbols, including street, boulevard, and parkway names that celebrate and serve as constant reminders of a painful history of colonialization and slavery are not conducive to an environment of diversity and inclusion; and

WHEREAS, Troost Avenue was named after Benoist Troost, a Kansas City physician who enslaved six persons; and

WHEREAS, Troost Avenue has historically served as a dividing line and symbol of the City's history of racial segregation and slavery; and

WHEREAS, the removal of symbols to a racist past is a significant step in a healing process that seeks a more just future; and

WHEREAS, a petition that began 11 months ago to change the name of Troost Avenue to Truth Avenue has garnered 1,665 signatures as of May 18, 2023; and

WHEREAS, private funds have been raised to mitigate the financial impacts of renaming Troost Avenue and to mail notices to all residents who live on Troost Avenue and to persons who own property on Troost Avenue, to ensure such individuals have an opportunity to provide input to the City on the street renaming; and

WHEREAS, more than 100 individuals have participated in two community engagement sessions to provide input on a potential name change, and more than 1,000 participants have engaged with the topic on social media; NOW, THEREFORE

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby directed to create a landing page within ten days of the passage of this Resolution for the purpose of obtaining input from residents, business owners and property owners concerning the renaming of Troost Avenue.

Section 2. That the City Manager is hereby directed to report back to the City Council with his findings within 45 days of the passage of this Resolution.

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Mayor/Council's Office

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

Directing the City Manager to create a landing page for the purpose of obtaining input from residents, business owners and property owners concerning the renaming of Troost Avenue and to report back to the City Council with his findings within 45 days of passage of this Resolution.

Discussion

The fiscal impact is indeterminable for this legislation. It is estimated that this will be staff time for the department.

Fiscal Impact

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

2. What is the funding source?

N/A

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

The fiscal impact is indeterminable for this legislation. It is estimated that this will be staff time for the department.

4. Does the legislation have 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?

No.

Office of Management and Budget Review
(OMB Staff will complete this section.)

City of Kansas City, Missouri



Docket Memo

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Finance and Governance (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Reform the City's economic incentives to meet the policy objectives of the City Council
- Ensure the resiliency of City government
- Engage in workforce planning including employee recruitment, development, retention, and engagement
- Ensure a responsive, representative, engaged, and transparent City government
-
-

Prior Legislation

Click or tap here to list prior related ordinances/resolutions.

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

City of Kansas City, Missouri



Docket Memo

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 the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

N/A

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

N/A



File #: 230442

ORDINANCE NO. 230442

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 1.06 acres to allow for a mixed-use building in District DC-15 generally located at West 14th Street and Wyandotte Street. (CD-CPC-2023-00020).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District DC-15 (Downtown Core 15) generally located at West 14th Street and Wyandotte Street and more specifically described as follows:

Tract I (North Property):

Legal description: Lots 5, 6, 7, 8,9, 10, 11, 12, Block F, 2nd resurvey of Reid’s Addition, a subdivision in Kansas City, Jackson County, Missouri.

Acreage: 0.403

Tract II (South Property):

Legal description: Lots 25, 26, 27, 28 and 29, Block 7, Reid’s Addition, a subdivision in Kansas City, Jackson County, Missouri.

Acreage: 0.596

is hereby approved, subject to the following conditions:

1. The proposed development is located in an area where the Charles B. Wheeler Downtown Airport (MKC) height zoning restrictions apply. No structure in this area should be constructed which exceeds these restrictions. Given the potential height and proximity of this plan to MKC, the proposed development may exceed FAR Part 77, Objects Affecting Navigable Airspace, standards. The proponent/developer shall file an on-line Form 7460-1, Notice of Proposed Construction or Alteration, for permanent vertical improvements or new structures and receive a Determination of No Hazard to Air Navigation from the FAA. Temporary cranes used for construction activities extending higher than the proposed top elevation of the building will need to be evaluated for compliance with FAR Part 77 standards as well. The FAA’s Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website can be accessed at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. It is further recommended the proponent/developer provide the FAA with a 1A survey accuracy statement

assuming the highest horizontal and vertical tolerance was used for this design. This information certifies the ground elevations the developer has portrayed within the plans are to higher level of accuracy. Per OEAAA, if this accuracy statement isn't provided, an adjustment commensurate with a 50 foot vertical buffer is applied to the development. This information can be referenced at: <https://oeaaa.faa.gov/oeaaa/external/content/surveyAccuracy.jsp> The proponent/developer is recommended to comply with Chapters 3, 4, and 5 of FAA Advisory Circular (AC) 70/7460-1, Obstruction Marking and Lighting, as amended.

2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
7. The developer shall apply for and receive approval from the FAA regarding the height of the building prior to a building permit.
8. The developer shall submit a plan for approval and permitting by the Land Development Division prior to beginning construction of the improvements within the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
9. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required. A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

10. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
11. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
12. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.
13. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
14. The developer shall petition for the vacation of existing alley as shown on the development plan and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.
15. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
16. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
17. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

18. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
19. Fire hydrant distribution shall follow IFC-2018 Table C102.1 and fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2)
20. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements.
21. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1 and NFPA1221)
22. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2023 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
23. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
24. The developer shall submit fire hydrant relocation drawings prepared by a registered professional engineer in Missouri to the main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations.
25. The developer shall construct the drives for the valet zone as to prohibit left turns onto Wyandotte Street, and shall sign accordingly. Valet operations may not impede through traffic.
26. No water service line will be less than 1-1/2" in diameter where three or more units or commercial building will be served by one domestic service line and meter.
27. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
28. The developer shall ensure that water and fire service lines should meet current

Water Services Department rules and regulations prior to a certificate of occupancy.

29. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.

Section B. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution # **230442**

Submitted Department/Preparer: City Planning

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

Approving a development plan for a mixed-use building in District DC-15 (Downtown Core 15) on about 1.06 acres generally located at 14th and Wyandotte.

Discussion

The mixed use development plan is for a 27-story building with 200 hotel rooms, 300 residential units, ground floor retail, associated amenities, and parking garage. While not required, the developer is proposing 358 parking spaces. The hotel parking area will be accessed via gate; the rest of the parking for the residential units will be separated. Access to the development is mainly from 14th Street, with the requirement that cars using the valet service proceed north on Wyandotte to 12th Street and turn south onto Baltimore Ave before accessing the 14th street garage. The design, location, and orientation of the building is compatible with the surrounding area.

The City Plan Commission recommended removing condition number 7 and revised condition number 26 to include “onto Wyandotte Street” for a final condition of: The developer shall construct the drives for the valet zone as to prohibit left turns onto Wyandotte Street, and shall sign accordingly. Valet operations may not impede through traffic.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
NA
3. How does the legislation affect the current fiscal year?
NA
4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
NA
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

City of Kansas City, Missouri

Docket Memo

NA



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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

See CPC Staff Report

Service Level Impacts

City of Kansas City, Missouri

Docket Memo



See CPC Staff Report

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 the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?
NA
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?
NA



File #: 230443

ORDINANCE NO. 230443

Sponsor: Councilmember Melissa Robinson and Mayor Quinton Lucas

Authorizing the City Manager to negotiate and enter into a development agreement with the team of Grayson Capital, LLC and Corbella, LLC for the phased sale and development of City-owned properties located at the intersection of 18th and Paseo and providing a 90-day period for negotiations.

WHEREAS, the City of Kansas City, Missouri 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”); and

WHEREAS, by Ordinance No. 230018, the City declared the Properties as surplus to the City’s needs; and

WHEREAS, the City issued RFP No. 18AL1 publicly requesting proposals for the redevelopment and purchase of the Properties and received three responses; and

WHEREAS, 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; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is authorized to negotiate and execute a development agreement with the team of Grayson Capital, LLC and Corbella, LLC for the phased sale and development of the Properties, and provide a 90-day period for negotiations, unless otherwise extended by the City Council.

..end

Approved as to form:

Abigail Judah
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Mayor/Council's Office

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 enter into a development agreement with the team of Grayson Capital, LLC and Corbella, LLC for the phased sale and development of City-owned properties located at the intersection of 18th and Paseo and providing a 90-day period for negotiations.

Discussion

This ordinance will authorize the City Manager to negotiate and execute a development agreement for the redevelopment City owned property at the southwest corner of 18th and Paseo. The City acquired these parcels over the past 15 years.

Fiscal Impact

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

2. What is the funding source?

This ordinance does not appropriate or commit any city funding.

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

N/A

4. Does the legislation have 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.



City of Kansas City, Missouri

Docket Memo

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

230018 - Declaring these properties to be surplus to the City's needs and authorizing sale of said properties.

Service Level Impacts

City of Kansas City, Missouri



Docket Memo

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?

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 the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

The contract to be approved by this ordinance will include all necessary code requirements.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

The contract envisions that the developer will comply with the provisions of Chapter 3. Specific goals will be determined as the developer begins implementation of the project.



File #: 230450

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 230450

Sponsor(s): Councilmembers Kathryn Shields and Kevin O’Neill

Extending the time to complete the Union Hill “353” Redevelopment Project located south of Union Cemetery, and north of E. 31st Street, between Main Street on the west and Gillham Road on the east, by approving the extension of the Project’s schedule.

WHEREAS, the City Council passed Ordinance No. 52129 on November 20, 1980, which approved the development plan (the “Plan”) submitted by Union Hill Redevelopment Corporation (“UHRC”) for the redevelopment of that area generally located south of Union Cemetery, and north of E. 31st Street, between Main Street on the west and Gillham Road on the east; and

WHEREAS, on December 16, 1980, the UHRC was designated as the Developer of the Plan; and

WHEREAS, on December 16, 1980, UHRC entered into a contract with the City pursuant to Ordinance No. 52129 (the “Contract”) for implementation of the Plan; and

WHEREAS, UHRC amended the Plan three times, (i) October 20, 1983, by Ordinance No. 55680, (ii) November 21, 1985, by Ordinance No. 58712, and (iii) May 1, 1987, by Ordinance No. 60879 (collectively the “UHRC Plan Amendments”); and

WHEREAS, the Contract was amended three times, pursuant to (i) Ordinance No. 55680, passed October 20, 1983, (ii) Ordinance No. 58712, passed November 21, 1985, and (iii) Ordinance No. 60879, passed May 1, 1987 (collectively the “UHRC Contract Amendments”); and

WHEREAS, UHRC assigned that portion of the amended Plan known as “The Residence Inn Tract” to Union Hill Associates, which assignment was approved by Ordinance No. 61307, passed August 6, 1987; and

WHEREAS, as a result of UHRC’s financial difficulties, including foreclosure of assets, UHRC was unable to continue with the redevelopment, UHRC assigned its remaining interest and rights under the amended Plan to the Phoenix Redevelopment Corporation (“Phoenix”), which assignment was approved by Committee Substitute for Ordinance No. 61877, passed December 17, 1987; and

WHEREAS, Phoenix filed application for a fourth amendment to the Plan (“Amended and Restated Plan”), which Amended and Restated Plan was approved by Ordinance No. 63243, passed November 3, 1988; and

WHEREAS, on January 6, 1989, Phoenix and the City entered into the so named Fourth Supplemental Contract (the Contract, as amended by the UHRC Contract Amendments and the Fourth Supplemental Contract, is collectively referred to hereinafter as the “Amended and Restated Contract”) designating Phoenix as the successor developer of the amended Plan; and

WHEREAS, Phoenix submitted its so named First Amendment to the Amended and Restated Plan September 27, 1999, which was approved March 27, 2003, by Ordinance No. 030254; and

WHEREAS, on April 24, 2013, the City Planning and Development Department administratively approved an amendment to the URD Plan, and the Amended and Restated Plan, extending the time to complete “The Founders Phase II” including the following properties: 2980 Gillham (McGee Bldg.), 3000 Gillham (Campbell Bldg.), 3020 Gillham (McCoy Bldg.), 230 E. 30th Street (Taylor Bldg.), 300 E. 30th Street (Ragan Bldg.), 109 E. 30th Street, 111 E. 30th Street, 114 E. 30th Street, 3010 McGee Street, 3012 McGee Street, 3014 McGee Street, 3005 McGee Street, 3015 McGee Street, 3017 McGee Street, 3019 McGee Street, 3021 McGee Street, 3008 DeGroff Way, 3012 DeGroff Way, Kansas City, Missouri 64108; and

WHEREAS, pursuant to the rights under the Amended and Restated Contract, an extension to the time to issue a Certificate of Full Compliance was administratively approved by the Department of City Development pursuant to the letter dated April 24, 2013, and accompanying plans, stamped approved January 2, 2015, and as a result of such administrative approval, and the provisions of Chapter 36, the City Council is authorized to act on this request without additional action; and

WHEREAS, the Amended and Restated Contract had a completion schedule as follows: Phase I: 09/1999, Phase II: 09//01/2008, Phase III: 09/01/2012; and

WHEREAS, these dates may be extended for the reasons and in the manner provided in Section 20 of the Amended and Restated Contract, which section authorizes an extension of such dates for delays and defaults due to war, insurrection, strikes, casualties, acts of God, labor disputes, governmental restrictions or priorities, embargoes, litigation, tornadoes, unusually severe weather, inability to obtain or secure necessary labor, materials, or tools, delays of any contractor, subcontractor, or supplier, acts or failure to act of the City or any other governmental agency or entity, or any other causes beyond any other causes beyond the control or without fault of Phoenix; and

WHEREAS, this same Section 20 of the Amended and Restated Contract provides that: With the approval of the City, the time of performance hereunder shall be extended for the period of any delay or delays caused or resulting from any of the foregoing causes. All extensions hereunder shall be effective only if approved by the City Council by ordinance, which approval shall not be arbitrarily or unnecessarily withheld. Phoenix shall not excessively delay

filing an application for extension of time, but Phoenix shall not be prejudiced by failing inadvertently to make timely application therefor; and

WHEREAS, factors impacting the redevelopment schedule included: (i) the enormity of the Redevelopment Project, including the development and construction of eighteen buildings on separate sites, thirteen detached single family homes, 188 apartments, 13,000 square feet of commercial space, and 300 structured parking spaces; and (ii) the failure of Jackson County to collect tax increment financing revenue from 2004 to 2011, delaying the clearance of Redevelopment Project sites; and

WHEREAS, additional negative timing factors, resulting from the nationwide Great Recession, dramatically impacted the ability to finance and develop the Redevelopment Project, including:

- (i) from 2008 to mid-2010: lending delays caused by increased lending, appraisal and reporting requirements impacted the time schedule. No construction lending was available due to the size and complexity of the FP2 project. Lenders were requiring increased appraisal and reporting requirements for existing loans; and
- (ii) from mid-2010 to 2012: (a) while the rental market had begun to rebound, lenders were still unwilling to loan on large real estate projects; and (b) as an example of such stringent lending environment, the developers of the FP2 project met with seven different lenders to overcome these new sector-wide requirements and secure funding; and

WHEREAS, the City Council desires to extend the time of performance of the Plan as stated above; and

WHEREAS, at the time Council approved the Contract, it was governed by Code Chapter 36, which has since been repealed; and

WHEREAS, § 36.11(c), as it existed at that time, stated that “The City Council may, upon the recommendation of the city plan commission and for good cause shown, grant the corporation operating under an approved development plan an extension of time in which to complete the redevelopment project, or any step or portion thereof;” and

WHEREAS, due to the age of the Contract, subsequent Code amendments, and particular circumstances of this extension, Council wishes to waive any requirement that the City Plan Commission first consider the extension of time for the Contract; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Amended and Restated Plan and Contract completion schedule is hereby extended as follows: Phase I: 12/2020, Phase II: 12/2020, Phase III: 12/2020.

Section 2. To the extent that Code § 36-11(c), as previously existed in 1980, required review and recommendation by the City Plan Commission before Council considered an extension of time in which to complete a redevelopment project, such requirement is hereby waived for the extension of time provided in this ordinance.

..end

Approved as to form:

Emalea Black
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Mayor/Council's Office

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

Extending the time to complete the Union Hill "353" Redevelopment Project located south of Union Cemetery, and north of E. 31st Street, between Main Street on the west and Gillham Road on the east, by approving the extension of the Project's schedule.

Discussion

To the extent that Code § 36-11(c), as previously existed in 1980, required review and recommendation by the City Plan Commission before Council considered an extension of time in which to complete a redevelopment project, such requirement is hereby waived for the extension of time provided in the Sixth Supplemental Contract for the Union Hill Redevelopment Project with Phoenix Redevelopment Corporation.

Fiscal Impact

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

2. What is the funding source?

N/A

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

N/A

4. Does the legislation have 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



City of Kansas City, Missouri

Docket Memo

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
-
-

Prior Legislation

Ordinance 52129, Ordinance 55680, Ordinance 58712, Ordinance 60879, Ordinance 61307, Ordinance 61877, Ordinance 63243, and Ordinance 030254

Service Level Impacts



City of Kansas City, Missouri

Docket Memo

N/A

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 the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

N/A

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

N/A

COMPARED VERSION
COMMITTEE SUBSTITUTE TO ORIGINAL ORDINANCE

Formatted: Bottom: 0.8"

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 230450

Extending the time to complete the Union Hill “353” Redevelopment Project located south of Union Cemetery, and north of E. 31st Street, between Main Street on the west and Gillham Road on the east, by approving the extension of the Project’s schedule.

Formatted: Space Before: 0 pt

WHEREAS, the City Council passed Ordinance No. 52129 on November 20, 1980, which approved the development plan (the “Plan”) submitted by Union Hill Redevelopment Corporation (“UHRC”) for the redevelopment of that area generally located south of Union Cemetery, and north of E. 31st Street, between Main Street on the west and Gillham Road on the east; and

WHEREAS, on December 16, 1980, the UHRC was designated as the Developer of the Plan; and

WHEREAS, on December 16, 1980, UHRC entered into a contract with the City pursuant to Ordinance No. 52129 (the “Contract”) for implementation of the Plan; and

WHEREAS, UHRC amended the Plan three times, (i) October 20, 1983, by Ordinance No. 55680, (ii) November 21, 1985, by Ordinance No. 58712, and (iii) May 1, 1987, by Ordinance No. 60879 (collectively the “UHRC Plan Amendments”); and

WHEREAS, the Contract was amended three times, pursuant to (i) Ordinance No. 55680, passed October 20, 1983, (ii) Ordinance No. 58712, passed November 21, 1985, and (iii) Ordinance No. 60879, passed May 1, 1987 (collectively the “UHRC Contract Amendments”); and

WHEREAS, UHRC assigned that portion of the amended Plan known as “The Residence Inn Tract” to Union Hill Associates, which assignment was approved by Ordinance No. 61307, passed August 6, 1987; and

WHEREAS, as a result of UHRC’s financial difficulties, including foreclosure of assets, UHRC was unable to continue with the redevelopment, UHRC assigned its remaining interest and rights under the amended Plan to the Phoenix Redevelopment Corporation (“Phoenix”), which assignment was approved by Committee Substitute for Ordinance No. 61877, passed December 17, 1987; and

WHEREAS, Phoenix filed application for a fourth amendment to the Plan (“Amended and Restated Plan”), which Amended and Restated Plan was approved by Ordinance No. 63243, passed November 3, 1988; and

WHEREAS, on January 6, 1989, Phoenix and the City entered into the so named Fourth Supplemental Contract (the Contract, as amended by the UHRC Contract Amendments and the Fourth Supplemental Contract, is collectively referred to hereinafter as the “Amended and Restated Contract”) designating Phoenix as the successor developer of the amended Plan; and

WHEREAS, Phoenix submitted its so named First Amendment to the Amended and Restated Plan September 27, 1999, which was approved March 27, 2003, by Ordinance No. 030254; and

WHEREAS, on April 24, 2013, the City Planning and Development Department administratively approved an amendment to the URD Plan, and the Amended and Restated Plan, extending the time to complete “The Founders Phase II” including the following properties: 2980 Gillham (McGee Bldg.), 3000 Gillham (Campbell Bldg.), 3020 Gillham (McCoy Bldg.), 230 E. 30th Street (Taylor Bldg.), 300 E. 30th Street (Ragan Bldg.), 109 E. 30th Street, 111 E. 30th Street, 114 E. 30th Street, 3010 McGee Street, 3012 McGee Street, 3014 McGee Street, 3005 McGee Street, 3015 McGee Street, 3017 McGee Street, 3019 McGee Street, 3021 McGee Street, 3008 DeGross Way, 3012 DeGross Way, Kansas City, Missouri 64108; and

WHEREAS, pursuant to the rights under the Amended and Restated Contract, an extension to the time to issue a Certificate of Full Compliance was administratively approved by the Department of City Development pursuant to the letter dated April 24, 2013, and accompanying plans, stamped approved January 2, 2015, and as a result of such administrative approval, and the provisions of Chapter 36, the City Council is authorized to act on this request without additional action; and

WHEREAS, the Amended and Restated Contract had a completion schedule as follows: Phase I: 09/1999, Phase II: 09/01/2008, Phase III: 09/01/2012-; [and](#)

WHEREAS, these dates may be extended for the reasons and in the manner provided in Section 20 of the Amended and Restated Contract, which section authorizes an extension of such dates for delays and defaults due to war, insurrection, strikes, casualties, acts of God, labor disputes, governmental restrictions or priorities, embargoes, litigation, tornadoes, unusually severe weather, inability to obtain or secure necessary labor, materials, or tools, delays of any contractor, subcontractor, or supplier, acts or failure to act of the City or any other governmental agency or entity, or any other causes beyond any other causes beyond the control or without fault of Phoenix; and

WHEREAS, this same Section 20 of the Amended and Restated Contract provides that: With the approval of the City, the time of performance hereunder shall be extended for the period of any delay or delays caused or resulting from any of the foregoing causes. All extensions hereunder shall be effective only if approved by the City Council by ordinance, which approval shall not be arbitrarily or unnecessarily withheld. Phoenix shall not excessively delay filing an application for extension of time, but Phoenix shall not be prejudiced by failing inadvertently to make timely application therefor; and

WHEREAS, factors impacting the redevelopment schedule included: (i) the enormity of the Redevelopment Project, including the development and construction of eighteen buildings on separate sites, thirteen detached single family homes, 188 apartments, 13,000 square feet of commercial space, and 300 structured parking spaces; and (ii) the failure of Jackson County to collect tax increment financing revenue from 2004 to 2011, delaying the clearance of Redevelopment Project sites; and

WHEREAS, additional negative timing factors, resulting from the nationwide Great Recession, dramatically impacted the ability to finance and develop the Redevelopment Project, including:

- (i) from 2008 to mid-2010: lending delays caused by increased lending, appraisal and reporting requirements impacted the time schedule. No construction lending was available due to the size and complexity of the FP2 project. Lenders were requiring increased appraisal and reporting requirements for existing loans; and
- (ii) from mid-2010 to 2012: (a) while the rental market had begun to rebound, lenders were still unwilling to loan on large real estate projects; and (b) as an example of such stringent lending environment, the developers of the FP2 project met with seven different lenders to overcome these new sector-wide requirements and secure funding; and

WHEREAS, the City Council desires to extend the time of performance of the Plan as stated above; [and](#)

WHEREAS, at the time Council approved the Contract, it was governed by Code Chapter 36, which has since been repealed; and

WHEREAS, § 36.11(c), as it existed at that time, stated that “The City Council may, upon the recommendation of the city plan commission and for good cause shown, grant the corporation operating under an approved development plan an extension of time in which to complete the redevelopment project, or any step or portion thereof;” and

WHEREAS, due to the age of the Contract, subsequent Code amendments, and particular circumstances of this extension, Council wishes to waive any requirement that the City Plan Commission first consider the extension of time for the Contract; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Amended and Restated Plan and Contract completion schedule is hereby extended as follows: Phase I: 12/2020, Phase II: 12/2020, Phase III: 12/2020.

Section 2. To the extent that Code § 36-11(c), as previously existed in 1980, required review and recommendation by the City Plan Commission before Council considered an extension of time in which to complete a redevelopment project, such requirement is hereby waived for the extension of time provided in [the Sixth Supplemental Contract for the Union Hill Redevelopment Project with Phoenix Redevelopment Corporation](#)[this ordinance](#).

Approved as to form:

Emalea Black
Associate City Attorney



File #: 230280

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 230280

Sponsor(s): Councilmember Kathryn Shields, Mayor Quinton Lucas and Councilmember Eric Bunch

Approving a development plan for a commercial development in District B4-5 on about 0.4 acres generally located at 604 W. 47th Street. (CD-CPC-2021-00193)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan for a commercial development in District B4-5 (Heavy Business/Commercial) on about 0.4 acres generally located at 604 W. 47th Street, and more specifically described as follows:

All of the west one hundred and twenty (120) feet of the east one hundred and forty-six (146) feet of lot twenty-six (26), Home Place, a subdivision in the City of Kansas City Jackson County, Missouri, lying north of the north line of 47th Street, as said street is now established in Kansas City, Missouri.

is hereby approved, subject to the following conditions:

1. A deviation to the maximum height of a structure within the Plaza Bowl Overlay District pursuant to Committee Substitute for Ordinance No. 190100 is hereby granted in the following amounts:
 - a. Southeast property corner elevation 857.00 resulting height limit 902.00 with top of railing at elevation 899.33. (2'-8" below limit)
 - b. Northeast property corner elevation 868.00 resulting in height limit of 913.00 with top of roof structure at 911.00. (2'-0" below limit; parapet 1'-0" above limit)
 - c. Southwest property corner elevation 860.75 resulting in height limit of 905.75 with top of railing at elevation 899.33. (6'-5" below limit).
 - d. Northwest property corner at elevation 863.75 resulting in height limit of 908.75 with top of roof structure at 911.00. (2'-3" above limit; parapet 5'-3" above limit)

- e. Decorative architectural tower element top elevation of 928.75. (Varies not to exceed 27 feet above limit).
 - f. Overall building height is approved to exceed maximum heights limits in varying amounts so as to approve the height of the overall building as shown on the development plan.
2. The recording in the Jackson County Recorder of Deeds Office of a maximum building height restriction and sight line easement consistent with the height limits set forth in section 1 above between the developer and the adjacent property owner to the north of the subject site, which shall provide that the City is a designated Third Party Beneficiary with the independent right of enforcement, and that the easement cannot be modified or terminated without the consent of the City, acting through the Director of City Planning and Development.
 3. Total required parking will be satisfied with:
 - a. the Alternative Parking Compliance Plan, as attached hereto as Exhibit A, subject to amendment as approved from time to time by the City Council, or
 - b. a parking variance approved by the Board of Zoning Adjustment, or
 - c. a combination of (a) and (b) above.
 4. Administrative adjustments for alternative compliance are hereby approved pursuant to Section 88-425-13 for 8 street trees to be sited on the entire property.
 5. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits.
 6. The developer shall submit a street plan for approval and permitting by the Land Development Division prior to beginning construction in the public right of way and construct ADA compliant ramps at all required locations where new private drives are being added or where existing sidewalks are modified or repaired.
 7. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
 8. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

9. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
10. Fire hydrant distribution shall follow IFC-2018 Table C102.1 and fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018 Table C102 and hydrants shall be in place before building on structures begin.
11. The developer shall submit a streetscape plan with street tree planting plan per Section 88-425-03 for approval by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
12. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
13. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
14. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
15. No detailed sign plan provided. All signage must comply with 88-445-07, individual buildings with interior tenants.
16. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
17. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

18. The developer must grant a city approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
19. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
20. First Responder Radio Coverage: New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)

21. No water service line will be less than 1-1/2” in diameter where three or more units or Commercial building will be served by one domestic service line and meter.
22. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

Section C. This Ordinance shall become effective upon the later of: (i) the date that is ten (10) days after passage; or (ii) the date that the Port Authority of Kansas City, Missouri, notifies the City Clerk in writing that (a) at least thirty (30) days have lapsed since a Development Agreement with the developer has been finally approved and authorized by duly adopted Resolution of the Board of Commissioners of the Port Authority of Kansas City, Missouri (“Port KC”), which Development Agreement shall include, without limitation, final and contractually binding (1) approval of Port KC authorized improvement district(s) imposing additional sales tax(es) (subject only to the Circuit Court of Jackson County, Missouri issuing order(s) approving the same), and (2) authorization of Port KC taxable revenue bonds for the benefit of the Cocina 47 Project, and (b) no appeal of the adoption of such Resolution has been filed to the knowledge of Port KC. In the event that such notice is not provided to the City Clerk prior to September 1, 2023, then this Ordinance shall be null and void and of no further effect.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Mayor/Council's Office

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

Approving a development plan for a commercial development in District B4-5 on about 0.4 acres generally located at 604 W. 47th Street. (CD-CPC-2021-00193)

Discussion

This legislation does not have a fiscal impact.

Fiscal Impact

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

2. What is the funding source?

N/A

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

N/A

4. Does the legislation have 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

City of Kansas City, Missouri



Docket Memo

2. This fund has a structural imbalance.

Yes No

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
-
-

Prior Legislation

Click or tap here to list prior related ordinances/resolutions.

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?

City of Kansas City, Missouri



Docket Memo

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 the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

Click or tap here to enter text.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

Click or tap here to enter text.

COMPARED VERSION
COMMITTEE SUBSTITUTE TO ORIGINAL ORDINANCE

Formatted: Bottom: 0.7"

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 230280

Approving a development plan for a commercial development in District B4-5 on about 0.4 acres generally located at 604 W. 47th Street. (CD-CPC-2021-00193)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan for a commercial development in District B4-5 (Heavy Business/Commercial) on about 0.4 acres generally located at 604 W. 47th Street, and more specifically described as follows:

All of the west one hundred and twenty (120) feet of the east one hundred and forty-six (146) feet of lot twenty-six (26), Home Place, a subdivision in the City of Kansas City Jackson County, Missouri, lying north of the north line of 47th Street, as said street is now established in Kansas City, Missouri.

is hereby approved, subject to the following conditions:

1. A deviation to the maximum height of a structure within the Plaza Bowl Overlay District pursuant to Committee Substitute for Ordinance No. 190100 is hereby granted in the following amounts:
 - a. Southeast property corner elevation 857.00 resulting height limit 902.00 with top of railing at elevation 899.33. (2'-8" below limit)
 - b. Northeast property corner elevation 868.00 resulting in height limit of 913.00 with top of roof structure at 911.00. (2'-0" below limit; parapet 1'-0" above limit)
 - c. Southwest property corner elevation 860.75 resulting in height limit of 905.75 with top of railing at elevation 899.33. (6'-5" below limit).
 - d. Northwest property corner at elevation 863.75 resulting in height limit of 908.75 with top of roof structure at 911.00. (2'-3" above limit; parapet 5'-3" above limit)
 - e. Decorative architectural tower element top elevation of 928.75. (Varies not to exceed 27 feet above limit).
 - f. Overall building height is approved to exceed maximum heights limits in varying amounts so as to approve the height of the overall building as shown on the development plan.

2. The recording in the Jackson County Recorder of Deeds Office of a maximum building height restriction and sight line easement consistent with the height limits

set forth in section 1 above between the developer and the adjacent property owner to the north of the subject site, which shall provide that the City is a designated Third Party Beneficiary with the independent right of enforcement, and that the easement cannot be modified or terminated without the consent of the City, acting through the Director of City Planning and Development.

3. Total required parking will be satisfied with ~~an approved:~~
 - a. the Alternative Parking Compliance Plan ~~or~~, as attached hereto as Exhibit A, subject to amendment as approved from time to time by the City Council, or
 - b. a parking variance ~~request from~~ approved by the Board of Zoning Adjustment, ~~or~~
 - c. a combination of (a) and (b) above.

- ~~3-4.~~ Administrative adjustments for alternative compliance are hereby approved pursuant to Section 88-425-13 for 8 street trees to be sited on the entire property.

- ~~4-5.~~ The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits.

- ~~5-6.~~ The developer shall submit a street plan for approval and permitting by the Land Development Division prior to beginning construction in the public right of way and construct ADA compliant ramps at all required locations where new private drives are being added or where existing sidewalks are modified or repaired.

- ~~6-7.~~ The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.

- ~~7-8.~~ The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

- ~~8-9.~~ Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)

- ~~9-10.~~ Fire hydrant distribution shall follow IFC-2018 Table C102.1 and fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018 Table C102 and hydrants shall be in place before building on structures begin.

- ~~10-11.~~ The developer shall submit a streetscape plan with street tree planting plan per Section 88-425-03 for approval by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
- ~~11-12.~~ Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
- ~~12-13.~~ The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
- ~~13-14.~~ The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
15. No detailed sign plan provided. All signage must comply with 88-445-07, individual buildings with interior tenants.
16. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
17. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
18. The developer must grant a city approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
19. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
- ~~14-20.~~ First Responder Radio Coverage: New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require

improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)

21. No water service line will be less than 1-1/2" in diameter where three or more units or Commercial building will be served by one domestic service line and meter.
22. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



File #: 230360

ORDINANCE NO. 230360

Sponsor: Councilmember Lee Barnes

Directing that the City Manager shall appear before the Council to provide certain information before suspending, terminating, or taking any other adverse action against an employee for failure to comply with the residency requirements of the City’s Code of Ordinances.

WHEREAS, Council has the duty to supervise the City Manager in his exercise of his duties; and

WHEREAS, the Council has the obligation to determine whether residency ordinances as written are being properly interpreted and fairly enforced, consistent with the intentions of the Council; and

WHEREAS, the City has been required to pay hundreds of thousands of dollars for claims arising out of disciplinary actions taken related to allegations of non-residency; and

WHEREAS, it is within the proper purview of the Council to determine if changes to the residency requirements are necessary or desirable to properly regulate City employees, including granting waivers of required residency; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That, prior to suspending, terminating or taking any other adverse action against any employee based on failure to comply with the residency requirements of the City’s Code of Ordinances, the City Manager shall personally appear before a Business Session of the Council to provide the Council with specific and detailed information and evidence upon which such suspension, termination or other adverse action is based, and no such action shall be taken until at least forty-five days shall have passed after such presentation.

..end

Approved as to form:

Katherine Chandler

Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Mayor/Council's Office

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

Directing that the City Manager shall appear before the Council to provide certain information before suspending, terminating, or taking any other adverse action against an employee for failure to comply with the residency requirements of the City's Code of Ordinances.

Discussion

The fiscal impact of this legislation is indeterminable.

Fiscal Impact

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

2. What is the funding source?

N/A

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

N/A

4. Does the legislation have 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

City of Kansas City, Missouri



Docket Memo

2. This fund has a structural imbalance.

Yes No

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Finance and Governance (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Reform the City's economic incentives to meet the policy objectives of the City Council
- Ensure the resiliency of City government
- Engage in workforce planning including employee recruitment, development, retention, and engagement
- Ensure a responsive, representative, engaged, and transparent City government
-
-

Prior Legislation

Click or tap here to list prior related ordinances/resolutions.

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?

City of Kansas City, Missouri



Docket Memo

N/A

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

N/A

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

Click or tap here to enter text.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

Click or tap here to enter text.



File #: 230403

ORDINANCE NO. 230403

Sponsor: City Manager

Approving an Industrial Development Plan for Cas-KC-neda, LLC for the purpose of acquiring, equipping and constructing a project for industrial development consisting of the acquisition, purchase, construction and development of a boutique hotel with approximately thirty-five units (the "Project") located at 1108-1110 Grand Ave., Kansas City, Missouri (the "Project Site"); authorizing and approving various agreements for the purpose of setting forth covenants, agreements and obligations of the City and Cas-KC-neda, LLC; authorizing the issuance of taxable industrial revenue bonds in an amount not to exceed \$24,500,000.00; authorizing and approving other documents; and authorizing certain other actions in connection with the issuance of said bonds.

WHEREAS, the City of Kansas City, Missouri, a constitutional charter city and municipal corporation of the State of Missouri (the "City") is authorized pursuant to the provisions of Article VI, Section 27(b) of the Missouri Constitution, as amended, and Sections 100.010 to 100.200, inclusive, of the Revised Statutes of Missouri, as amended, and the City of Kansas City Charter (collectively, the "Act"), to issue its revenue bonds for carrying out a project or projects under the Act, such revenue bonds to be paid solely from revenue received from such project, and to enter into leases of certain property associated with the project to be financed with the proceeds of such revenue bonds with any person, firm or corporation; and

WHEREAS, the City has heretofore prepared and approved plans for the industrial development of the City and desires to approve a Chapter 100 Industrial Development Plan (the "Plan") for the purpose of carrying out the Project for Cas-KC-neda, LLC, a Missouri limited liability company, and its affiliates or other designated entities (the "Company"); and

WHEREAS, the City intends to issue its Taxable Industrial Revenue Bonds (Kindler Hotel Project) (the "Bonds") for the purpose of furthering the Project located at the Project Site; and

WHEREAS, notice of the Project was given to the taxing jurisdictions in accordance with the Act and the City Council has fairly and duly considered all comments submitted to the City Council regarding the proposed Plan; and

WHEREAS, the City Council has heretofore and does hereby find and determine that it is desirable for the economic development of the City and within the public purposes of the Act that the City Council approve the Plan as proposed by the Company; and that

the City issue the Bonds, as more fully described in the applicable Indenture and in the applicable Lease, as such terms are hereinafter defined and authorized, the proceeds of which shall be used for the purchase, construction and equipping of certain real property associated with the Project, which shall be located at the Project Site and leased, with an option to purchase, by the City to the Company; and

WHEREAS, the principal amount of the Bonds will be issued in taxable Chapter 100 bonds which will be repaid solely by the Company under the terms of the Lease (defined herein); and

WHEREAS, for a Chapter 100 bond issuance, the City Council has previously established a policy pursuant to Committee Substitute for Resolution No. 041033, as reaffirmed by Section 7 of Second Committee Substitute for Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance No. 200497, as amended, (the "Chapter 100 Policy") for the review and approval of these projects; and

WHEREAS, the City Council wishes in this instance to waive the Chapter 100 Policy as it relates to: (i) suggesting the maximum abatement period and maximum bond term; (ii) suggesting the minimum PILOT payment on behalf of the Project; and (iii), all based upon the independent professional analysis of the anticipated financial return on the amount of private investment necessary to develop and construct the Project and the eventual net benefits to taxing jurisdictions from the implementation of the Project; and

WHEREAS, the proceeds of the Bonds will be used to construct and develop the Project (with a corresponding tax abatement as described herein) and to provide a sales tax exemption on construction materials for the Project, which does not require any waiver of the Chapter 100 Policy; and

WHEREAS, the City further finds and determines that it is necessary and desirable in connection with the Project and the issuance of the Bonds that the City enter into certain documents, and that the City take certain other actions and approve the execution of certain other documents as herein provided; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Approval of Plan. The City Council hereby finds and determines that the Project will promote the economic well-being and industrial development of the City and the Project will be in furtherance of the public purposes set forth in the Act. The City Council hereby approves the Plan for the Project, which includes the following provisions:

- (a) Construction, acquisition, equipping and installation of the Project located at the Project Site in the City;*
- (b) A total estimated project cost of approximately \$23,866,383; and*

(c) The costs of constructing, acquiring, equipping and installing the Project that will be funded from proceeds of the sale of up to Twenty Four Million Five Hundred Thousand and No/100 (\$24,500,000.00) maximum principal amount of Taxable Industrial Revenue Bonds to be issued by the City and purchased by the Company or other purchaser named in the herein-defined Purchase Agreement.

Section 2. *Authorization of Documents.* The City is hereby authorized to enter into the following documents for the Bonds (collectively, the "City Documents"), in such form as shall be approved by the officials of the City executing such documents, with such officials' signatures thereon being conclusive evidence of their approval thereof:

(a) a Trust Indenture (the "Indenture") between the City and BOKF, N.A. or other trustee named therein (the "Trustee") pursuant to which the Bonds shall be issued and the City shall pledge the Project, and assign certain of the payments, revenues and receipts received pursuant to the Lease to the Trustee for the benefit and security of the owners of the Bonds upon the terms and conditions as set forth in the Indenture;

(b) a Lease Agreement, between the City and Company, under which the City will lease the Project to the Company (the "Lease"), which Lease shall terminate following the issuance of a temporary certificate of occupancy for the Project or sooner at Company's option as described in the Lease ("Lease Term"). The Bonds will be repaid solely by Company under the terms of the Lease.

(c) Purchase Agreement, as defined below, under which the purchaser named therein agrees to purchase the Bonds.

Section 3. *Authorization of the Bonds.* The City is hereby authorized to issue and sell its Taxable Industrial Revenue Bonds (Kindler Hotel Project), in the maximum aggregate principal amount not to exceed \$24,500,000, for the purpose of providing funds for the costs associated with the construction, improvement, and renovation of the Project. The Bonds shall be issued and secured pursuant to the herein authorized Indenture and shall bear such date, shall mature at such time, shall be in such denomination, shall bear interest at such rates, shall be in such form, shall be subject to redemption and other terms and conditions, and shall be issued in such manner, subject to such provisions, covenants and agreements, as are set forth in the Indenture.

Section 4. *Sale and Terms of Bonds; Authorization and Execution of Bond Purchase Agreement.*

(a) The Bonds will be sold to the Company or other purchaser under the terms of a Bond Purchase Agreement between the City and the Company or other purchaser (the "Purchase Agreement"). The maximum principal amount of the Bonds shall be \$24,500,000, the interest rate on the Bonds shall not exceed 7%, principal shall be payable in accordance to the terms of the Lease, the maturity date shall be no later than December 1, 2038, the Bonds shall be

purchased at 100% of the principal amount thereof and the Bonds may be redeemed at any time at a redemption price equal to the principal amount thereof plus accrued interest. The Director of Finance or the City Treasurer is each authorized to execute the Purchase Agreement for or on behalf of and as the act and deed of the City.

(b) The issuance of the Bonds and the execution and delivery of the related Lease shall provide for (1) a 100% abatement of ad valorem real property taxes beginning in the year 2024 through 2033 with annual PILOTS equal to \$31,725.00, and (2) a 50% abatement of ad valorem real property taxes in the years 2034 through 2038, with annual PILOTS equal to 50% of ad valorem real property taxes being abated, all as described in the Plan. Such PILOTS will be remitted to the affected jurisdictions pro rata on the basis that would have been payable to them respectively had the real property been fully taxed, all as described in the Plan.

(c) In connection with the issuance of the Bonds, the City will provide a sales tax exemption for construction materials purchased with the proceeds of the Bonds.

(d) The City hereby waives Committee Substitute for Resolution No. 041033, as reaffirmed by Section 7 of Second Committee Substitute for Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance 200497, as amended, to the extent necessary so that the terms of the Bonds and resulting abatement may be provided as authorized in this Ordinance.

Section 5. Limitation on Liability. The Bonds and the interest thereon shall be limited obligations of the City payable solely out of certain payments, revenues and receipts derived by the City from the Lease associated with the applicable portion of the Project described therein, and such payments, revenues and receipts shall be pledged and assigned to the Trustee as security for the payment of the Bonds as provided in the Indenture. The Bonds and the interest thereon shall not constitute general obligations of the City or the State of Missouri. The Bonds shall not constitute indebtedness within the meaning of any constitutional or statutory debt limitation or restriction and are not payable in any manner by taxation.

Section 6. Creation of Bond Fund. The City is hereby authorized to establish with the Trustee pursuant to the Indenture, (i) a special trust fund in the name of the City to be designated the "City of Kansas City, Missouri, Bond Fund – Kindler Hotel Project" and the City shall cause all sums required by the applicable Indenture to be deposited within the applicable fund and shall create all accounts in such fund as required by the applicable Indenture.

Section 7. Execution of Documents. The Mayor is hereby authorized and directed to execute the Bonds and to deliver the Bonds to the Trustee for authentication for and on behalf of and as the act and deed of the City in the manner provided in the

Indenture. The Director of Finance is hereby authorized and directed to execute the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk or a deputy City Clerk, of the City is hereby authorized and directed to attest to and affix the seal of the City to the Bonds and the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 8. Further Authority. The Mayor, Director of Finance, the City Treasurer and other officials, agents and employees of the City as required, are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the City with respect to the Bonds, the City Documents, and tax redirection.

..end

Approved as to form:

Emalea Black
Associate City Attorney

City of Kansas City, Missouri



Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

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

Approving an Industrial Development Plan for Cas-KC-neda, LLC

Discussion

This is an industrial development project consisting of the acquisition, purchase, construction and development of a boutique hotel with approximately 35 units at 1108-1110 Grand Ave. and this authorizes the issuance of taxable industrial revenue bonds in an amount not to exceed \$24,500,000.

Fiscal Impact

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

2. What is the funding source?

N/A

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

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No

City of Kansas City, Missouri



Docket Memo

2. This fund has a structural imbalance.

Yes No

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

N/A

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?

N/A

City of Kansas City, Missouri



Docket Memo

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?

Contributes to a project that will potential increase tax revenue collection

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This approves the agreement and any future associated contracts will include such requirements.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

This approves the agreement and any future associated contracts will include such requirements