



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260239

Submitted Department/Preparer: General Services

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Authorizing the Director of General Services to execute a five (5) year lease agreement with two options to renew for five (5) years each with **Charlie D's Express**.

### Discussion

For the purpose of authorizing expenditures new restaurant location located in street level retail space at the Wolfe Garage at 1124 Oak Street, Kansas City, Missouri, 64106. Charlie D's has several successful locations throughout the city. The new restaurant will provide a updated cafeteria style counter with seating serving quick and freshly made meals with a variety of breakfasts and lunch items servicing the government district employees and residents. General services agrees to a \$20,000.00 tenant improvement allowance for updates to the space. 120 days waived rent during construction period. Rent anticipated to start June 2026.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
General Fund - City Property and Acquisition  
1000-071600-619080                      \$20,000.00
3. How does the legislation affect the current fiscal year?  
This legislation authorizes the Director of General Services to make improvements to City Property using previously appropriated funds.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Yes, it estimates rent revenues for Fiscal Year 2027-31

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

Yes, the legislation will generate revenue for fiscal year 2027-31

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No
- 3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

There are sufficient available appropriations to meet the expenditures contemplated by this ordinance

**Citywide Business Plan (CWBP) Impact**

- 1. View the [Adopted 2025-2029 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?  
Finance and Governance (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
  - Ensure City Government is responsive, representative, engaged, and transparent; particularly when faced with unforeseen challenges.
  - Operate an efficient City government workforce through effective employee recruitment, development, retention, and engagement.
  - Present a realistic view of financial indicators for improved communications on impact to the City.
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**Prior Legislation**

N/A

## Service Level Impacts

Yes - this ordinance generates \$18,708.00 in annual revenue. This ordinance will increase revenue for the city and will provide **government employees and neighboring residents with additional food options during the work week.**

## Staff Recommendation

General Services

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

This ordinance authorizes a revenue generating agreement that will increase the productive use of currently vacant city owned property.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This legislation will serve to allow for additional food options in the local area.
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
N/A
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

[Click or tap here to enter text.](#)

[Click or tap here to enter text.](#)

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

Yes - I have submitted documents for CREO Review (Press tab after selecting)  
Please attach or copy and paste CREO's review.  
N/A

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

Yes(Press tab after selecting)  
List the three (3) lowest bidders in addition to the selected bidder.  
No additional bidders for this space.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

Yes(Press tab after selecting)  
In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.