



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240827

Submitted Department/Preparer: City Manager's Office

Revised 6/10/24

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

Executive Summary

Declaring certain real property located at 2500 Campbell Street and 2526 Campbell Street, Kansas City, Missouri 64106 surplus to the City's needs; and authorizing the City Manager to negotiate and execute a purchase option contract, development agreements, conveyance documents, and other documents necessary to effectuate the transfer of the properties located at 2500 Campbell Street and 2526 Campbell Street to the Riverstone Platform Partners, LLC for the sale and redevelopment of said properties as a mixed-use, mixed income housing development.

Discussion

Committee Substitute for Ordinance No. 240399 authorized the City Manager to negotiate an agreement with Riverstone Platform Partners, LLC or an affiliated entity for the sale and redevelopment of 2500 Campbell Street and 2526 Campbell Street. This ordinance would declare those properties surplus and authorize the City Manager to execute a Purchase Option and Predevelopment Agreement with Riverstone Platform Partners, LLC for the development of an eighty one unit mixed-income affordable housing development along with some ground floor retail and amenity space. This project will be located on the southwest corner of Campbell Street and East 25th Street just south of the Health Sciences District.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
This ordinance has no direct fiscal impact
3. How does the legislation affect the current fiscal year?
This ordinance has no direct fiscal impact
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
This ordinance has no direct fiscal impact

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

This ordinance has no direct fiscal impact

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)

Cannot verify account string as there is no funding source identified for this contract amendment.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.
 - Increase and support local workforce development and minority, women, and locally owned businesses.
 - Create a solutions-oriented culture to foster a more welcoming business environment.
 - Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
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Prior Legislation

Committee Substitute for Ordinance No. 240399

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?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
Yes
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 81
Number of Affordable Units 48

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

Please Select (Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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