City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250669
Submitted Department/Preparer: Finance
Revised 6/10/24

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

Executive Summary

Authorizing the City Manager to negotiate and execute the necessary agreements with Swope Health Services or an affiliated entity for the purpose of site preparation and development activities in connection with the Swope Health Village Development, including the property located at 5900 Swope Parkway; and authorizing the City Manager to expend up to $4,000,000.00 from previously appropriated funds in the Health Levy Fund.

Discussion

Committee Substitute for Ordinance No. 240455 previously authorized the City Manager to negotiate and execute a development agreement with Swope Health Services or an affiliated entity for the property located at 5900 Swope Parkway ("City Property"), appropriated $5,000,000.00 from the Unappropriated Fund Balance of the Health Levy Fund as a contribution toward redevelopment of the site, and designated the City Manager as the requisitioning authority for that appropriation.

The City and Swope Health Services entered into an agreement on September 18, 2025, granting Swope Health Services an option to purchase the City Property subject conditions and authorizing Swope Health Services to conduct various pre-development activities thereon. Swope Health Services will be incorporating the City Property into a larger development referred to as the Swope Health Village Development Project.

On March 20, 2025, an amendment to the Fiscal Year 2026 budget appropriating $4,000,00.00 from the Unappropriated Fund Balance of the Health Levy Fund for the Swope Health Village Development Project was adopted and included in the Fiscal Year 2025-2026 Annual Budget, bringing the total appropriated City contribution for the development to $9,000,000.00

Fiscal Impact

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

2. What is the funding source?
   Health Levy
   26-2330-898045-611060-89BUDGET Budget Integration Account
   $4,000,000.00

3. How does the legislation affect the current fiscal year?
   This ordinance authorizes an agreement with Swope Health Services and the expenditure of up to $4,000,000 from previously appropriated funds in the Health Levy Fund

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 in future fiscal years.

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)
There are sufficient available appropriations in the Health Levy Fund to accommodate the purposes of 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?
   Housing and Healthy Communities (Press tab after selecting.)

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

- ☐ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
- ☒ Maintain and increase affordable housing supply to meet the demands of a diverse population.
- ☒ Address the various needs of the City's most vulnerable population by working to reduce disparities.
- ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
- ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Committee Substitute for Ordinance No. 240455

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Swope Health Village aims to increase access to health services and improve health outcomes.

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?
   Healthy residents contribute to the social and economic sustainability of the Ctiy.

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

Click or tap here to enter text.
Click or tap here to enter text.

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

   No - CREO's review is not applicable (Press tab after selecting)
   Please provide reasoning why not:
   This agreement did not require CREO review.

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

   No(Press tab after selecting)

   Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)