

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.



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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

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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.