City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250529
Submitted Department/Preparer: Mayor/Council'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

Reducing the General Fund contingent appropriation in the amount of $1,000,000.00; appropriating the same; authorizing the City Manager to enter into a Funding Agreement in an amount up to $1,000,000.00 with the Planned Industrial Expansion Authority of Kansas City, Missouri for the acquisition of the Robandee Shopping Center; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Discussion

On November 9, 2017, Council approved Ordinance No. 170891, declaring certain non-contiguous areas along the Bannister Road and Blue Ridge Boulevard Corridors, east of US Highway 435 and west of Elma Avenue, north of 99th Street, and south of 87th Street, as blighted. With Ordinance No. 170891, Council approved the East Bannister PIEA General Development Plan (with amendments the "Plan"). On July 2, 2018, the Council passed Ordinance No. 180471 amending the Plan and expanding the Plan Area, as defined more specifically in the Plan.

Project Area 4 (as defined in the Plan) of the Plan is commonly known as the "Robandee Shopping Center" located on two parcels, generally located at the northeast corner of James A. Reed Road and E. Bannister Road, consisting of approximately 12 acres and located at 8200 E. Bannister Road and 8500 E. Bannister Road. The Robandee Shopping Center has become an increasingly extensive source of blight in the area, including a dangerous building, underoccupancy, and numerous code violations, as well as becoming a draw for trespass.

The Robandee Shopping Center continually experiences instances of blight that is a detriment to the surrounding neighborhoods, including illegal dumping, graffiti, and property damage. The City wishes to enter into an Agreement with the Planned Industrial Expansion Authority of Kansas City, Missouri ("PIEA") to provide the funding for the acquisition of the Robandee Shopping Center and execute a funding agreement therefore.

Fiscal Impact

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

2. What is the funding source?
   General Fund Contingent Appropriation
   1000-179990-B Contingent Appropriation $1,000,000.00

3. How does the legislation affect the current fiscal year?
   This legislation reduces the available balance of the General Fund Contingent Appropriation by $1,000,000 for the purpose of authorizing a funding agreement with PIEA.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   No

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.)

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)
The beginning balance of Contingent Appropriations for FY 2025-26 is $7,907,729. Contingent Appropriations represent 1% of total General Fund revenue, and are intended to be reserved for emergency expenses. The current balance of Contingent Appropriation is $7,906,729, as of 05/09/2025. The impact of Contingent Appropriation legislation that has been docketed but not passed is $1,050,000, including Ordinances 250202 and 250529.

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

Ord. 170891; Ord. 180471

Service Level Impacts

No service level impacts

Other Impacts

1. What will be the potential health impacts to any affected groups?
   This is an agreement to acquire the property, which will not have direct health impacts. Potential future changes to the property may.

2. How have those groups been engaged and involved in the development of this ordinance?
   No formal engagement regarding the property acquisition.

3. How does this legislation contribute to a sustainable Kansas City?
   There is no direct contribution to sustainability in the acquisition of the property, but it may allow us to create sustainable changes moving forward.

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:
   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)?
   No(Press tab after selecting)