

# **SUMMARY OF ACTIONS TAKEN AT THE CITY OF NORTH KANSAS CITY, MISSOURI CITY COUNCIL MEETING**

**October 5, 2021**

## **WORK SESSION**

The purpose of this work session is to obtain Council direction on the scope of work for the Downtown Streetscape project. MegaKC, the Construction Manager at Risk for this project, plans to break ground for construction as early as late November, subject to approval of the Guaranteed Maximum Price (GMP) contract, weather conditions, and ordering of long-lead items. Staff expects to have approval of the GMP contract on the Council agenda for approval on November 16, pursuant to direction received at this work session. Staff will also be bringing a Budget Amendment to the Council at that time.

## **Consent Agenda**

All matters listed within the Consent Agenda have been distributed to each member of the City Council for reading and study, are considered to be routine, and will be enacted by one motion of the council with no separate discussion. If separate discussion is desired on any item by any member of the City Council or by any member of the audience who has spoken during *Comments From the Public*, that item will be removed from the Consent Agenda and placed on the Regular Agenda.

- 1. Approval of Work Session Minutes of September 21, 2021**
- 2. Approval of Regular Council Meeting Minutes of September 21, 2021**
- 3. Approval of Special Council Meeting Minutes of September 22, 2021**
- 4. Approval of Purchases for Police Vehicles**
- 5. North Kansas City High School Homecoming Parade Short-Term Conditional Use Permit**

*Approved*

## Regular Items

**6. Resolution Approving Indemnity Agreement and Letter Agreement between the City and 408 Armour, LLC (Resolution No. 21-077)**

*Approved*

**7. Resolution Approving Indemnity Agreement with 114 Armour, LLC (Resolution No. 21-076)**

*Approved*

**8. Agreement with Northland Neighbors, Inc., for Minor Home Repair Program (Resolution No. 21-078)**

Staff has worked with Northland Neighbors, Inc. to develop a Home Repair Program similar to Gladstone's program to support low- to moderate-income homeowners with needed home repairs. These repairs include modifying homes to meet code violations and home repairs such as HVAC repair/replacements, abating dangerous electrical issues, and repairing unsafe flooring.

This program would fund Northland Neighbors, Inc.'s North Kansas City Home Repair Program up to \$10,000. The funds would become available starting October 1, 2021, through September 30, 2022, until exhausted, whichever comes first. Northland Neighborhoods, Inc. will provide an annual report to the City Council on how the funds were spent within the contract period. Staff recommends approving this contract for services with Northland Neighbors, Inc.

*Approved with the amendment that the terminology owner-occupied be added before home owner and the amount be increased to \$20,000*

**9. Agreement with Rebuilding Together Kansas City, Inc. for Minor Home Repair and Home Modification Program (Resolution No. 21-079)**

Staff has worked with Rebuilding Together Kansas City to develop a Home Repair Program similar to Gladstone's program to support low- to moderate-income homeowners with needed home modifications and repairs. These services include fixing homes to meet code violations, modifying homes to meet the mobility and access needs of homeowners, and home repairs such as HVAC repair/replacements, abating dangerous electrical issues, and repairing unsafe flooring. This program would fund Rebuilding Together Kansas City's North Kansas City Home Repair and Modification Program up to \$10,000. The funds would become available starting October 1, 2021, through September 30, 2022, until exhausted, whichever comes first. Rebuilding Together Kansas City will

provide an annual report to the City Council on how the funds were spent within the contract period. Staff recommends approving this contract for services with Rebuilding Together Kansas City.

*Approved with the amendment that the terminology owner-occupied be added before home owner and the amount be increased to \$20,000*

**10. 23<sup>rd</sup> & Swift First Amended and Restated Development Agreement {Bill No. 7629 (Ordinance No. 9426)}**

The City and Star Acquisitions & Development, LLC ("Star") entered into a Development Agreement on August 4, 2020, related to the 6-acre site located at the northwest corner of E. 23rd Avenue and Swift Street. Star closed on the purchase of the project site on January 14, 2021, and has been working to complete the predevelopment process and begin construction. The First Amended and Restated Development Agreement provides for the updated construction schedule and adds Star's development entity, Star Propco, as a party to the Development Agreement. The apartment project (the "Project") will be not less than 290 units and the amendments do not change any of the major business terms of the original Development Agreement.

*This item was pulled from the agenda by the Mayor*

**11. 23<sup>rd</sup> & Swift Chapter 100 Plan {Bill No. 7630 (Ordinance No. 9427)}**

Pursuant to the Development Agreement previously approved by City Council, the City agreed to issue Chapter 100 Bonds to provide tax abatement for the Project. The Chapter 100 plan will allow the Developer to purchase construction materials without paying sales tax on such purchases and will provide real property tax abatement for 15 years. In consideration for the Chapter 100 tax abatement, the Developer has agreed to make annual Payments in Lieu of Taxes (PILOT) payments of \$300,000 as shown in Exhibit B to the Development Agreement. The City will receive 100% of the PILOT payments as the beneficiary of the Tax Increment Financing (TIF) District until the TIF Plan is retired in 2032. PILOT payments received between 2033 and 2038 will be shared proportionately among the appropriate taxing jurisdictions.

*This item was pulled from the agenda by the Mayor*

**12. Blume NKC Development Agreement and Real Estate Sale Agreement {Bill No. 7631 (Ordinance No. 9428)}**

A request for proposal for a new developer of the City-owned commercial property in Northgate Village was issued in September 2020. The City accepted the proposal of Box Real Estate Development (Blume NKC) and entered into negotiations with the Developer for the sale and development of the property. Now before the Council are the fully negotiated agreements for both the Development Agreement and Real Estate Sale Agreement.

*Approved*

**13. Amendment to Section 10.48.190 – Oversized Vehicle Parking {Bill No. 7632 (Ordinance No. 9429)}**

The City's current City Traffic Ordinance 10.52.210 – Safety helmets required for persons riding or operating motorcycles, etc. section A. states: *It is unlawful for any person to ride on as a passenger or to operate any motorcycle, motor scooter or motor bike upon any public street, alley, or other thoroughfare or in any public park within the city unless such person is wearing a type of safety helmet approved by the chief of police for the city.*

Governor Mike Parson signed a bill into law that will ease helmet requirements for some motorcyclists. HB 1963, sponsored by Rep. Travis Fitzwater, allows riders over 26 years of age with proof of health insurance to opt-out of using helmets. This law took effect on August 28, 2021. Before the City Council is an amendment to update our City Code to mirror current state law.

*Approved*

**14. Approving Accounts Due and Payable by the City through October 1, 2021. {Bill No. 7633 (Ordinance No. 9430)}.**

*Approved*