

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION awarding a contract for the furnishing of developer services for a mixed housing program and a 99-year lease to Pate-Campbell Properties, Inc of Olathe, Kansas, under the terms and conditions of Request for Qualifications No. 25-045.

RESOLUTION NO. 22167, February 2, 2026

INTRODUCED BY Donna Peyton and Charlie Franklin, County Legislators

WHEREAS, Jackson County is seeking a development team to be responsible for delivering a comprehensive mixed income housing project at a site identified by the County; and,

WHEREAS, the project shall be constructed on County-owned land with the developer being granted a 99-year lease pursuant to a contract to be executed; and,

WHEREAS, the Interim Director of Finance and Purchasing has solicited bids on Request for Proposals (RFP) No. 25-045 for the furnishing of developer services for a mixed housing program; and,

WHEREAS, a total of one hundred and fifty-three (153) notifications were distributed and four (4) responses were received and evaluated from the following:

VENDOR

Carlson Construction
Joliet, IL

Driven Development
Kansas City, (Jackson County), MO

AMB Development, LLC
Lee's Summit, (Jackson County), MO

Pate-Campbell Properties, Inc.
Olathe, KS

and,

WHEREAS, an evaluation committee reviewed the proposals submitted on the basis of qualifications, experience, references, and pricing and recommends the award of a contract to Pate-Campbell of Olathe, Kansas; and,

WHEREAS, the Interim Director of Finance and Purchasing recommends the award of a contract, to Pate-Campbell, under the terms and conditions of RFP No. 25-045, for the reason that it has submitted the best proposal; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri, that award be made as recommended by the Interim Director of Finance and Purchasing, and that the Director be, and is hereby, authorized to execute for the County any documents necessary to the accomplishment of the award; and,

BE IT FURTHER RESOLVED that the Interim Director of Finance and Purchasing is authorized to make all payments, including final payment on the contract and any subsequent extensions.

Effective Date: This Resolution shall be effective immediately upon its passage by a majority of the Legislature.

APPROVED AS TO FORM:

Whitney Miller
Whitney Miller (Jan 29, 2026 15:32:48 CST)

County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 22167 of February 2, 2026, was duly passed on _____, 2026 by the Jackson County Legislature. The votes thereon were as follows:

Yea _____

Nay _____

Abstaining _____

Absent _____

Date

Mary Jo Spino, Clerk of Legislature

This award is made on an as needed basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases is subject to annual appropriation, with an estimated spending annually of \$3,000,000.00.

01/29/2026

Date

Theresa A. Garza
Theresa A. Garza (Jan 29, 2026 15:44:38 CST)

County Administration