

**Floor Substitute
January 28, 2013**

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION authorizing the County Executive to execute a commercial real estate sales contract with 505 Properties, LLC, for the purchase of property located at 505 E. 14th Street, Kansas City, Missouri, for the purpose of providing parking space for the downtown Kansas City Courthouse, at an actual cost to the County not to exceed \$3,390,000.00.

RESOLUTION NO. 18067, January 28, 2013

INTRODUCED BY Greg Grounds and Dennis Waits, County Legislators

WHEREAS, 505 Properties, LLC, was listed for sale a parking garage located at 505 E. 14th Street, Kansas City, Missouri, near the downtown Kansas City Courthouse; and,

WHEREAS, the County's retained real estate agent has negotiated a purchase price of \$3,390,000 for this property; and

WHEREAS, the parking garage would provide parking for Courthouse employees, replacing parking spaces that are leased from various entities in the vicinity of the downtown Kansas City Courthouse; and,

WHEREAS, the purchase price includes an earnest money payment of \$25,000.00 with the balance to be paid at closing through the issuance of bonded indebtedness; and,

WHEREAS, this purchase is the best interest of the health, safety and welfare of the

citizens of Jackson County, now therefore,

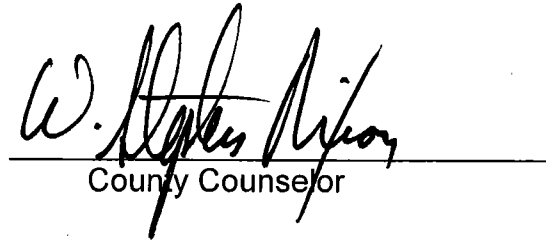
BE IT RESOLVED by the County Legislature of Jackson County, Missouri, that the County Executive is authorized to execute a commercial real estate contract for the purchase of property located at 505 E. 14th Street, Kansas City, Missouri, in a form to be approved by the County Counselor, substantially similar to that attached; and,

BE IT FURTHER RESOLVED that the aforementioned purchase be and hereby is authorized, and that the Director of Finance and Purchasing be and hereby is directed to issue a check in the amount of \$25,000.00, upon execution of the contract, to be held in the insured trust or escrow account of Stewart Title Insurance Co., with the payment of the balance of \$3,365,000.00 to be paid pursuant to the direction of the Office of the County Counselor, upon the completion of the debt financing transaction.

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

APPROVED AS TO FORM:


Chief Deputy County Counselor


County Counselor

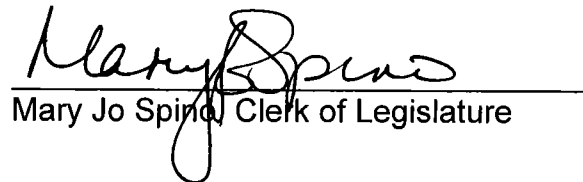
Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 18067 of January 28, 2013 was duly passed on January 28, 2013 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 9 Nays 0

Abstaining 0 Absent 0

1-28-13
Date


Mary Jo Spind, Clerk of Legislature

There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.

ACCOUNT NUMBER: 001 5101 56121
ACCOUNT TITLE: General Fund
Non-Departmental
Parking Expense
NOT TO EXCEED: \$25,000

The balance of \$3,365,000 will be paid from the proceeds of the issuance of Jackson County, Missouri Leasehold Revenue Bonds Series 2013.

January 25, 2013
Date


Director of the Department of Finance

REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

Res/Ord No.: 18067

Sponsor(s): Gred Grounds

Date: Jan. 28, 2013

<p>SUBJECT</p>	<p>Action Requested <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance</p> <p>Project/Title: <u>Authorizing the County Executive to execute a sales agreement for the purchase of the parking structure located at 505 E. 14th Street, Kansas City, Missouri</u></p>										
<p>BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i></p>	<table border="1" data-bbox="326 562 1203 968"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td>\$25,000</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td>\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td>\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$25,000</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT General Fund, Non Departmental, Parking Expenses 001 5101 6121 TO ACCT</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> <p>OTHER FINANCIAL INFORMATION:</p> <p><input type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: Estimated Use: \$</p> <p>Prior Year Budget (if applicable): Prior Year Actual Amount Spent (if applicable):</p>	Amount authorized by this legislation this fiscal year:	\$25,000	Amount previously authorized this fiscal year:	\$	Total amount authorized after this legislative action:	\$	Amount budgeted for this item * (including transfers):	\$25,000	Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT General Fund, Non Departmental, Parking Expenses 001 5101 6121 TO ACCT
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<p>PRIOR LEGISLATION</p>	<p>Prior ordinances and (date):</p> <p>Prior resolutions and (date):</p>										
<p>CONTACT INFORMATION</p>	<p>RLA drafted by (name, title, & phone): Shelley Kneuvean, Chief Operating Officer</p>										
<p>REQUEST SUMMARY</p>	<p>This RLA will authorize the County Executive to execute a sales contract for the purchase of the parking structure at 505 E. 14th Street, Kansas City, Missouri. Through a series of negotiations, the sales price has been agreed to at \$3,390,000. This includes the purchase of the parking structure with 350 parking spaces, 22,500 of interior office/warehouse space, and a long term land lease immediately to the east of the parking structure. This land lease is through 2062 and would be assigned to the County as part of the purchase, and would provide an additional 25 – 30 parking spots. The lease requires payment of \$300 per month, plus taxes; however, any revenue generated from the lot from parking or easements is retained by the lessee or in this case the County. This agreement includes the immediate payment of \$25,000 in earnest money as well as a close date of March 31.</p> <p>The County currently rents 432 parking spaces in addition to county owned lots in the downtown Kansas City</p>										

	<p>area for employee parking for a budgeted amount of \$280,000. These funds would be redirected towards the payment of leasehold revenue bonds to be issued in the amount of \$3,270,000 to be repaid over fifteen years. Issuance of leasehold revenue bonds will be presented to the Legislature within the next few weeks for approval upon execution of the sales contract of both parties.</p> <p>This will allow the County to secure parking in close proximity to its facilities for employee parking at a fixed cost for the next fifteen years; and then to significantly reduce the cost thereafter.</p> <p>Over the course of the coming months, the staff will work to assess possible uses for the office/warehouse space for presentation and consideration.</p>	
CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)	
ATTACHMENTS		
REVIEW	Department Director:	Date:
	Finance (Budget Approval): <i>If applicable</i>	Date: <i>11/25/13</i>
	Division Manager: <i>Mary Rasmussen</i>	Date:
	County Counselor's Office:	Date:

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in ____.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance #
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

