

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 180300

Authorizing a Second Amendment to Property Management Contract with HOMKOR of Missouri, Inc., for continued property management services for the Kansas City Assessment Triage Center, by extending the term of services by eight months to December 31, 2018, continuing the monthly management fee to \$2,800.00 per month, plus reimbursement of certain maintenance costs, pending the solicitation of bids for the maintenance work on a competitive basis; directing the City Manager to identify alternative sources for future funding of the maintenance expenses; reducing \$100,000.00 in the Health Levy Fund for KC-ATC-Hospitals and appropriating \$275,000.00 from the Unappropriated Fund Balance of the Health Levy Fund for KC-ATC; and authorizing the Director of General Services to expend \$275,000.00 for the management fee and reimbursement of maintenance costs; and designate requisitioning authority. The appropriation portions of the ordinance become effective May 1, 2018, but all other provisions shall recognize an accelerated effective date.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of General Services is hereby authorized to enter into a Second Amendment to Property Management Contract with HOMKOR of Missouri, Inc., for continued property management services by HOMKOR for the Kansas City Assessment Triage Center at 2600 E. 12th Street, effective May 1, 2018, extending the term of services by eight months to December 31, 2018, and continuing the monthly management fee of \$2,800.00 per month, plus reimbursement of certain maintenance costs. Such extension will also allow either party to terminate with sixty days' notice for cause only. A copy of this Second Amendment is on file with the Department of General Services.

Section 2. That the Director of General Services is directed to pursue a competitive bid process for property management services for the Kansas City Assessment Triage Center for the next successive period of time commencing January 1, 2019, for an initial term of not less than two years, with three further successive periods of one year renewals at the election of the City, but in no event beyond March 15, 2025, which later date corresponds to the last payment under that certain Settlement Agreement dated October 5, 2015, by and between the Office of the Missouri Attorney General and Ascension Health, a Missouri nonprofit corporation, which funds the operational expenses for the Center to triage, stabilize and refer persons presenting a psychiatric or substance abuse-induced crisis.

Section 3. That the following appropriation in the following account in the Health Levy Fund is hereby reduced by the following amount:

19-2330-272302-C	KC-ATC-Hospitals	\$100,000.00
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Section 4. That the following amount is hereby appropriated from the Unappropriated Fund Balance of the Health Levy Fund to the following account:

19-2330-071728-B	KC-ATC	\$275,000.00
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Section 5. That the Director of General Services is hereby authorized to expend the sum of \$100,000.00 for the monthly management fee and reimbursement of monthly expenses from the following account:

19-2330-071728-B	KC-ATC	\$275,000.00
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Section 6. That the Director of General Services is hereby designated as requisitioning authority for Account No. 19-2330-071728-B and authorized to expend the amount of \$275,000.00 from funds heretofore appropriated to the account.

Section 7. That the City Manager is directed to identify other alternative financial resources or contributions from sources outside of municipal funds in advance of accepting any subsequent property maintenance contract anticipated to be effective January 1, 2019, resulting from the competitive bidding process, so that alternative funding is known and confirmed prior to the City entering into such future property maintenance contract.

Section 8. That Sections 3 through 6 of this ordinance shall take effect on May 1, 2018, but all other provisions shall have an accelerated effective date within the provisions of Section 503(a)(3)(D) of the City Charter in that it relates to the repair and maintenance of a public improvement, and shall take effect in accordance with such Section.

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

Randall J. Landes
Director of Finance

Approved as to form and legality:

Amelia McIntyre
Associate City Attorney