

A RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI, SELECTING BLUE HILLS TOWNHOMES, LP AS REDEVELOPER AND APPROVING A REDEVELOPMENT CONTRACT FOR CONSTRUCTION OF A 45-UNIT AFFORDABLE HOUSING DEVELOPMENT IN THE WABASH VILLAGE URBAN RENEWAL AREA; AND AUTHORIZING FURTHER ACTION RELATED THERETO.

WHEREAS, the Land Clearance for Redevelopment Authority of Kansas City, Missouri (“Authority”) is a public body corporate and politic created by the Land Clearance for Redevelopment Authority Law, Section 99.300, *et seq.*, RSMo (“LCRA Law”), and is transacting business and exercising the powers granted by the LCRA Law by virtue of Committee Substitute for Ordinance No. 16120, duly passed by the City Council (“City Council”) of the City of Kansas City, Missouri (“City”) on November 21, 1952; and

WHEREAS, the Authority approved the Wabash Village Urban Renewal Plan (“Urban Renewal Plan”) by Resolution No. 8-10-07 dated August 22, 2007, and determined that the portion of the City located within the Wabash Village Urban Renewal Area (“Urban Renewal Area”) described in the Urban Renewal Plan is blighted and insanitary with a recommendation of approval by the City Council; and

WHEREAS, the City Council approved the Urban Renewal Plan by Ordinance No. 071056 dated November 1, 2007, the purpose of which is to eliminate and prevent the spread, development and recurrence of the blighted and insanitary conditions within the Urban Renewal Area; and

WHEREAS, Blue Hills Townhomes, LP, a Missouri limited partnership (“Redeveloper”), submitted a Redevelopment Project Application to the Authority for redevelopment of the property (“Property”) located at 5015 Garfield Avenue and as legally described in Exhibit A attached to the Redevelopment Contract (defined below); and

WHEREAS, the Authority desires to enter into a Redevelopment Contract with the Redeveloper in substantially the form as presented to the Board of Commissioners on this date and attached hereto as Exhibit A (“Redevelopment Contract”), setting forth their respective rights and obligations regarding implementation of a project for construction of approximately five (5) 6-unit buildings, three (3) 5-unit buildings (for a total of approximately 45 units, with a mix of 2-bedroom and 3-bedroom units), a community building, off-street parking for approximately sixty (60) vehicles, and related improvements to be accomplished at the Property in accordance with the Redevelopment Contract (“Project”); and

WHEREAS, the Project will include the following mix of affordable units: thirty one (31) of the units will be affordable to low income households and very low income households between 30% and 50% of AMI; and fourteen (14) units will be affordable to households at 60% AMI; and

WHEREAS, upon completion of the Project in accordance with the Redevelopment Contract, the Redevelopment Contract authorizes tax abatement for ten (10) years at 100% pursuant to the LCRA Law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, as follows:

1. The Authority selects the Redeveloper as redeveloper for the Project and approves the Redevelopment Contract in substantially the form as presented to the Board of Commissioners on this date and attached hereto as Exhibit A.

2. Each of the Chairman, Vice Chairman, and Executive Director is authorized to execute and deliver for and on behalf of the Authority the Redevelopment Contract in substantially the form as presented to the Board of Commissioners on this date and attached hereto as Exhibit A, subject to such changes, additions, or deletions that may be deemed necessary or desirable by such officer of the Authority and its legal counsel, and execution of the Redevelopment Contract shall be conclusive evidence of his approval of the same.

3. Each of the Chairman, Vice Chairman, and Executive Director is authorized to execute and deliver for and on behalf of the Authority any and all additional certificates, agreements, documents or papers and to perform all other acts as they may deem necessary or appropriate in order to facilitate the Project or otherwise implement and carry out matters authorized by and consistent with this Resolution and the Redevelopment Contract. Each of the Chairman, Vice Chairman, and Executive Director is authorized to take any additional steps within their powers under the LCRA Law necessary to carry out the intent of this Resolution.

4. This Resolution shall take effect immediately.

ADOPTED by the Land Clearance for Redevelopment Authority of Kansas City, Missouri this 23rd day of May, 2023.

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF KANSAS CITY

[SEAL]

By: _____
Rob Gardner, Chairman

ATTEST:

Daniel Moye, Secretary

EXHIBIT A
REDEVELOPMENT CONTRACT