

A RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI, (1) SELECTING LINEAGE PROPERTIES MISSOURI LLC (OR A CONTROLLED AFFILIATE) AS THE REDEVELOPER; (2) APPROVING REAL PROPERTY TAX ABATEMENT; AND (3) APPROVING A REDEVELOPMENT CONTRACT WITH LINEAGE PROPERTIES MISSOURI LLC (OR A CONTROLLED AFFILIATE) FOR THE PROJECT LOCATED AT 3504-3510 PROSPECT AVENUE WITHIN THE OAK PARK 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 City Council initially approved the Oak Park Urban Renewal Plan by Resolution No. 36285, dated January 1, 1969, with respect to the eligibility of the Oak Park Urban Renewal Area (as then described) for urban renewal treatment, by Ordinance No. 36827, passed January 17, 1969, approving the general urban renewal plan for the Oak Park Urban Renewal Area (as then described); and by Ordinance No. 39874, passed July 16, 1971, approving a definitive plan for the Oak Park Urban Renewal Area, and the Oak Park Urban Renewal Area and the Oak Park Urban Renewal Plan have been subsequently amended and modified, the purpose of which is to eliminate and prevent the spread, development and recurrence of the blighted and insanitary conditions within the Oak Park Urban Renewal Area; and

WHEREAS, the Authority has approved the Urban Renewal Plan and determined that the portion of the City located within the Urban Renewal Area described in the Urban Renewal Plan is blighted and insanitary; and

WHEREAS, the Authority issued a Request for Proposals for the acquisition and the rehabilitation of the vacant grocery store building and surrounding properties located at 3504-3510 Prospect Avenue for adaptive reuse and conversion into an approximately 50,000 square foot bulk mail handling and distribution facility and related improvements (the “Project”); and

WHEREAS, the Project is located at the property (the “Property”) legally described on the attached Exhibit A and depicted on the map attached as Exhibit B; and

WHEREAS, pursuant to Section 99.450 of the LCRA Act, the Authority caused to be published two times in a newspaper having a general circulation in its area of operation a request for proposals for redevelopment contract proposals; and

WHEREAS, Lineage Properties Missouri LLC, a New York limited liability company (“Redeveloper”), submitted a redevelopment project application to the Authority to implement the Project and requested certain incentives to facilitate the Project; and

WHEREAS, the Authority received no other redevelopment contract proposals to implement the Project; and

WHEREAS, the Authority desires to select the Redeveloper as the redeveloper to implement the Project and to approve incentives for the Project, subject to the terms and conditions of a sale/leaseback redevelopment contract and other agreements between the Authority and the Redeveloper.

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

Section 1. After evaluation of the redevelopment project application submitted to the Authority, the Authority hereby selects the Redeveloper (or a controlled affiliate) as the redeveloper for the Project, subject to the School District Restrictions.

Section 2. After evaluation of the Redeveloper's request for incentives, the testimony of interested parties, and the Authority's staff recommendation, the Authority hereby approves the following Authority incentives for the Project, all for the purpose of eliminating blighting conditions found to exist in the Urban Renewal Area in accordance with the LCRA Law, subject to completion of the Project in accordance with the sale/leaseback and redevelopment contract and further subject to the terms and conditions of the Project financing documents to be negotiated and executed in furtherance of the Project:

- (a) sales tax exemption on the purchase of construction materials (STECM);
- (b) acquire the Property and related improvements and lease the Property and related improvements to the Redeveloper during the construction period to implement STECM, subject to a PILOT payment during the construction period equal to the amount of base real property taxes payable but for LCRA ownership and such other conditions or limitations as the Authority and the Redeveloper may negotiate;
- (c) retain ownership of the Property and related improvements and lease the Property and related improvements to the Redeveloper during the following tax abatement period to implement abatement of real property taxes (above pre-improvement real property taxes) for: (i) ten (10) years at 100%; (ii) thirteen (13) years at 50%; and (iii) a PILOT payment for twenty three (23) years equal to the amount of base real property taxes payable but for LCRA ownership and such other conditions, or limitations as the Authority and the Redeveloper may negotiate, plus an additional payment amount equal to 50% of real property taxes payable but for LCRA ownership based on the value of Project improvements for the final thirteen (13) years.
- (d) obtain conventional mortgage financing or issuance of bonds necessary or incidental to the Project or to the granting and implementation of requested incentives, including preparation, negotiation, and implementation of all related contracts and documents; and

(e) such other services necessary or desirable to undertake the Project.

Section 3. Each of the Chairman, Vice-Chairman and Executive Director, together with the staff and legal counsel of the Authority, is authorized and directed to draft and negotiate such redevelopment agreements, sale/leaseback agreements, bond financing documents, and such other agreements or documents as deemed necessary or desirable to implement the Authority incentives for the Project. The Project documents must be submitted to the Board of Commissioners for approval at a later meeting.

Section 4. Each of the Chairman, Vice-Chairman and Executive Director is authorized and directed to take all further action necessary to carry out the intent of this Resolution, but not limited to, notifying the City of the Authority's intent to enter into a redevelopment contract with the Redeveloper detailing the rights and obligations of the parties thereto for the construction and development of the Project.

Section 5. This Resolution shall take effect and be in full force immediately after its adoption by the Authority.

ADOPTED by the Land Clearance for Redevelopment Authority of Kansas City, Missouri this 28th day of May, 2024.

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF KANSAS CITY

[SEAL]

By: _____
Chad Grittman, Chairman

ATTEST:

Daniel Moye, Secretary

Exhibit A

3504-3510 Prospect Avenue (30-110-01-02-00-0-00-000):

TRACT I:

All of Lot 2, the East 60.27 feet of Lots 3 to 8, both inclusive; Lots 16 to 27, both inclusive; and the North 3 feet of Lot 15, all in TANNER HOMESTEAD, a subdivision in Kansas City, Jackson County, Missouri.

TRACT II:

All that part of the Northeast ¼ of the Northeast ¼ of Section 21, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point on the West line of Prospect Avenue, 100 feet South of the South line 35th Street; thence West 129.5 feet to the East line of Lot 2, Tanner Homestead, a subdivision in Kansas City, Jackson County, Missouri; thence South along the East line of Lots 2 and 3 of said subdivision, 60 feet to the Northwest corner of Lot 27, of said subdivision; thence East along the North line of said Lot 27, 129.5 feet to the West line of Prospect Avenue, 60 feet to the point of beginning.

AND

2501 E. 35th Street (30-110-01-03-00-0-00-000):

Lot 1, TANNER HOMESTEAD, a subdivision in Kansas City, Jackson County, Missouri.

3515 Wabash Avenue (30-110-01-04-00-0-00-000):

The West 69.35 feet of Lot 3, TANNER HOMESTEAD, a subdivision in Kansas City, Jackson County, Missouri.

3517 Wabash Avenue (30-110-01-05-00-0-00-000):

The West 69.35 feet of Lot 4, TANNER HOMESTEAD, a subdivision in Kansas City, Jackson County, Missouri.

3521 Wabash Avenue (30-110-01-06-00-0-00-000):

The West 69.35 feet of Lot 5, TANNER HOMESTEAD, a subdivision in Kansas City, Jackson County, Missouri.

3523 Wabash Avenue (30-110-01-07-00-0-00-000):

The West 69.35 feet of Lot 6, TANNER HOMESTEAD, a subdivision in Kansas City, Jackson County, Missouri.

3527 Wabash Avenue (30-110-01-08-00-0-00-000):

The West 69.35 feet of Lot 7, TANNER HOMESTEAD, a subdivision in Kansas City, Jackson County, Missouri.

3529 Wabash Avenue (30-110-01-09-00-0-00-000):

The West 69.35 feet of Lot 8, TANNER HOMESTEAD, a subdivision in Kansas City, Jackson County, Missouri.

