

EXHIBIT 4
LCRA 6/27/24

RESOLUTION NO. 6- -24

RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI, APPROVING EXTENSION OF TAX ABATEMENT PERIOD FOR PHASE III OF THE ST. MICHAEL’S VETERANS CENTER, INC. PROJECT; 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 Act”), is transacting business and exercising the powers granted by the LCRA Act 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 is authorized and empowered under the LCRA Act and for the purposes set forth in the LCRA Act to issue revenue bonds for the purpose of providing funds to pay the costs of projects, and to lease or sell such projects to others upon such terms and conditions as the Authority shall deem advisable; and

WHEREAS, the Authority, on July 25, 2012, found the Seven Oaks Urban Renewal Area (“Urban Renewal Area”) is a blighted area and in need of redevelopment and is appropriate for an urban renewal project and approved the Seven Oaks Urban Renewal Plan (“Urban Renewal Plan”); and

WHEREAS, the City Council approved the Urban Renewal Plan by Ordinance No. 120740 adopted on September 13, 2012, the purpose of which is to eliminate and prevent the spread, development and recurrence of the blighted conditions within the Urban Renewal Area; and

WHEREAS, following a Request for Proposals process, the Authority and St. Michael’s Veterans Center, Inc., a Missouri non-profit corporation (“Company”), entered into the Redevelopment Contract dated as of May 16, 2012 and recorded as Document No. 2012E0063449, as amended by the Amended and Restated Redevelopment Contract dated as of September 6, 2012 and recorded as Document No. 2012E0106473, as amended and restated by the Second Amended and Restated Redevelopment Contract dated as of May 3, 2013 and recorded as Document No. 2013E0049446, as amended by the Amendment to Second Amended and Restated Redevelopment Contract dated as of February 25, 2015 and recorded as Document No. 2015E0106279, and as amended by the Second Amendment to Second Amended and Restated Redevelopment Contract dated as of the date of the Bonds (as defined below) (collectively, “Redevelopment Contract”), pursuant to which the Authority and the Company set forth their respective rights and obligations regarding the transfer of property and redevelopment of the St. Michael’s Veterans Center project (formerly known as the Holy Temple Homes site) to provide affordable housing and supportive services to veterans (“Project”); and

WHEREAS, the Project property (“Property”) was owned by the Housing and Economic Development Financial Corporation and conveyed to the Authority to facilitate the Project in accordance with the Order issued by the U.S. District Court for the Western District of Missouri in receivership Case No. 05-00368-CV-W-GAF; and

WHEREAS, pursuant to the Redevelopment Contract, the Authority conveyed a portion of the Property, defined as the Phase I Property in the Redevelopment Contract, to the Company by that Special Warranty Deed recorded on July 12, 2013 as Document No. 2013E0072500 to facilitate development of the first phase of the Project, consisting of 58 units of affordable veterans housing and related improvements (“Phase I”); and

WHEREAS, pursuant to the Redevelopment Contract, the Authority conveyed a portion of the Property, defined as the Phase II Property in the Redevelopment Contract, to the Company by that Special Warranty Deed recorded on November 25, 2015 as Document No. 2015E0106280 to facilitate development of the second phase of the Project, consisting of 59 units of affordable veterans housing and related improvements (“Phase II”); and

WHEREAS, the Company conveyed certain portions of the Phase II Property to: (a) St. Michael’s Housing Partners Investors II, L.P. (defined as the “Phase II Housing Property” in the Redevelopment Contract) by that Special Warranty Deed recorded on November 25, 2015 as Document No. 2015E0106281; and (b) St. Michael’s Veterans Center Owners’ Association, Inc. (defined as the “Phase II Common Area Property” in the Redevelopment Contract) by that Special Warranty Deed recorded on November 25, 2015 as Document No. 2015E0106282; and

WHEREAS, Phase I and Phase II of the Project are complete and the Company has submitted a request to transfer the remaining Property owned by the Authority (“Phase III Property”) to facilitate development of the third phase of the Project consisting of approximately 62 units of affordable veterans housing and related improvements (“Phase III”); and

WHEREAS, the Phase III Property is comprised of two separate parcels (i) the housing property, which is legally described as Tract A, ST. MICHAEL’S VETERANS CENTER II, a re-plat of Tracts A and F of St. Michael's Veterans Center, a subdivision in Kansas City, Jackson County, Missouri (“Phase III Housing Property”) upon which the Phase III improvements will be constructed and (ii) the common area property, which is legally described as Tract D, ST. MICHAEL’S VETERANS CENTER II, a re-plat of Tracts A and F of St. Michael's Veterans Center, a subdivision in Kansas City, Jackson County, Missouri (“Phase III Common Area Property”) upon no improvements are planned; and

WHEREAS, the financing for Phase III includes funding from (i) MHDC reserving 9% federal and state low-income housing tax credits to the Company, (ii) MHDC HOME funds, (iii) MHDC NHTF funds, (iv) Horizon Bank construction loan, and (v) Redeveloper equity for Phase III; and

WHEREAS, to further assist with Project financing, the Company submitted an application for a sales tax exemption on construction materials pursuant to a sale/leaseback transaction for Phase III; and

WHEREAS, by Resolution No. 9-1-22 dated September 27, 2022, the Authority approved a sales tax exemption on construction materials pursuant to a sale/leaseback transaction for Phase III as permitted under the LCRA Law and the Authority reviewed a copy of the Company’s MHDC tax credit application in lieu of an independent financial analysis; and

WHEREAS, St. Michael’s Housing Investors III, LP, a Missouri limited partnership (“Phase III Company”) and an affiliate of the Redeveloper, has been formed in connection with

the financing for Phase III and the Phase III Company will be the purchaser of the Bonds (as defined below), the tenant under the Lease Agreement (as defined below), and undertake construction of Phase III as the redeveloper; and

WHEREAS, the Phase III Company has requested that the Authority (i) convey title to the Phase III Common Area Property to the St. Michael’s Veterans Center Owners' Association, Inc., a Missouri non-profit corporation (“Association”), (ii) convey title to the Phase III Housing Property to the Phase III Company to allow the Phase III Company to record certain financing documents and then immediately reacquire the Phase III Housing Property, (iii) issue its taxable industrial revenue bonds in a principal amount not to exceed \$17,000,000 to finance Phase III, (iv) lease the Phase III Housing Property to the Phase III Company during the construction period, (v) grant a sales tax exemption incentive on construction materials to facilitate construction of Phase III on behalf of the Authority, and (vi) transfer title to Phase III and the Phase III Housing Property to the Phase III Company and grant ten (10) years of tax abatement for the benefit of the Phase III Housing Property upon completion of Phase III as provided in the Redevelopment Contract, all for the purpose of eliminating blighting conditions found to exist in the Project Area and in accordance with and pursuant to the LCRA Act and subject to the terms and conditions of the Authority Documents (defined below); and

WHEREAS, by Resolution No. 3-5-24 dated March 26, 2024, the Authority authorized the issuance of its taxable industrial revenue bonds in one or more series under the LCRA Act in a principal amount not to exceed \$17,000,000 (the “Bonds”), said Bonds to be payable solely out of payments, revenues and receipts derived by the Authority pursuant to the Lease Agreement for Phase III; and

WHEREAS, the Phase III Company has requested that the Authority approve an extension of the tax abatement period from ten (10) years after completion of Phase III to twenty (20) years after the completion of Phase III, which extension will require that the Authority retain ownership of the Phase III Housing Property after Phase III is complete for the twenty (20)-year tax abatement period; and

WHEREAS, the Authority desires that the purchase and construction of Phase III commence as soon as practicable and approves the extended tax abatement period.

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 tax abatement period for Phase III is extended from ten (10) years to twenty (20) years subject to and in accordance with the Redevelopment Contract, which shall provide in substantial form that if the Phase III Company ownership structure is collapsed following the end of the fifteen (15)-year low income housing tax credit compliance period in preparation for a transfer to a non-profit entity prior to the end of the twenty (20)-year tax abatement period, then the Lease Agreement and the Bonds shall also terminate early contemporaneously with such transactions.

2. 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.

3. This Resolution shall take effect immediately.

ADOPTED by the Land Clearance for Redevelopment Authority of Kansas City, Missouri this 27th day of June, 2024.

**LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF KANSAS CITY, MISSOURI**

By: _____
Chad Grittman, Chairman

ATTEST:

Daniel Moye, Secretary