

**A RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI, APPROVING AND AUTHORIZING EXECUTION AND DELIVERY OF A UTILITY EASEMENT, AND AUTHORIZING FURTHER ACTIONS 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 and is transacting business and exercising the powers granted by the Authority by virtue of Committee Substitute for Ordinance No. 16120, duly passed by the City Council of the City of Kansas City, Missouri (“City”), November 21, 1952; and

**WHEREAS**, on March 28, 2023, the Authority, by its Resolution No. 3-4-23, approved tax incentives to include (i) a sales tax exemption on the purchase of construction materials, and (ii) an extended tax abatement period for an additional five years for a total of 15 years (at 100% for years 1-10 and at 50% for years 11-15) to facilitate the redevelopment and adaptive reuse of the 13-story, vacant, former AT&T office building located at 500 E. 8<sup>th</sup> Street as follows (i) approximately 265 apartment units (approximately 100 studio/one-bath units averaging 639 square feet, approximately 60 one-bedroom/one-bath units averaging 707 square feet, approximately 90 two-bedroom/one-bath units averaging 980 square feet, and approximately 15 two-bedroom/two-bedroom units averaging 980 square feet), (ii) fitness center, (iii) remote work center, (iv) lounge, (v) subgrade parking for 575 cars, and (vi) related improvements (“Project”); and

**WHEREAS**, on June 27, 2023, the Authority, by its Resolution No. 6-2-23, authorized issuance of its Taxable Industrial Revenue Bond (Former AT&T Building Multifamily Project), Series 2023, in the original principal amount of \$70,000,000 (“Bond”) and approved, in substantial form, documents to implement the additional tax incentives for the Project; and

**WHEREAS**, the Project is within the Eastside Urban Renewal Area; and

**WHEREAS**, on or about September 1, 2023, the Authority issued its Bond, acquired the Project property from WELL TBC Kansas City JV, LLC, a Delaware limited liability company (“Redeveloper”), leased the Project property back to the Redeveloper pursuant to the Lease Agreement dated as of September 1, 2023, as evidenced by the Memorandum of Lease Agreement recorded as instrument number 2023E0065244 in the Jackson County Recorder of Deeds (collectively, the “Lease”), and entered into related Project documents for the purpose of implementing the approved incentives for the Project; and

**WHEREAS**, as requested by the Redeveloper pursuant to the Lease, the Authority desires to grant and approve a utility easement to Evergy Metro, Inc., a Missouri corporation, in furtherance of the Project.

**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 Easement Conveyance attached hereto as Exhibit A is approved. Each of the Chairman, Vice Chairman, and Executive Director is authorized to grant the utility easement and execute and deliver the Easement Conveyance in substantially the form attached hereto as Exhibit A, subject to such changes, additions or deletions as such officer, upon the advice of legal counsel, may deem necessary or desirable.

2. Each of the Chairman, Vice Chairman, Executive Director, and Assistant Secretary is further authorized and directed 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 the Authority or the title company may deem necessary or appropriate in order to close this transaction or otherwise implement and carry out the matters authorized by this Resolution, with such execution being conclusive evidence of his or her approval thereof.

3. This Resolution shall take effect immediately.

**ADOPTED** by the Land Clearance for Redevelopment Authority of Kansas City, Missouri this 27<sup>th</sup> day of August, 2024.

[SEAL]

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

By: \_\_\_\_\_  
Chad Grittman, Chairman

ATTEST:

\_\_\_\_\_  
Danile Moye, Secretary

**Exhibit A**  
**Easement Conveyance**