

A RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI, SELECTING 3620 MAIN STREET VENUE LLC AS REDEVELOPER AND APPROVING A REDEVELOPMENT CONTRACT FOR HISTORIC REHABILITATION OF THE FORMER ARMORY BUILDING IN THE MAIN STREET – ABC/36 BLOCK 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 Main Street – ABC/36 Block Urban Renewal Plan (“Urban Renewal Plan”) by Resolution No. 5-1-22 on May 24, 2022, and determined that the portion of the City located within the Main Street – ABC/36 Block 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. 220730 passed on May 24, 2022, 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, 3620 Main Street Venture LLC, a Missouri limited liability company (“Redeveloper”), submitted a Redevelopment Project Application to the Authority for redevelopment of the property (“Property”) located at 3620 Main Street and the adjacent surface parking lot located at 3633-3635 Baltimore Avenue and as legally described in the Redevelopment Contract attached as Exhibit A; 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 the historic rehabilitation of the vacant building (formerly known as the Armory Building) located at 3620 Main Street and adjacent surface parking property located at 3633-3635 Baltimore Avenue into a commercial development including (i) an approximately 15,000 square foot event space on the first floor, (ii) an approximately 20,000 square foot transportation museum that will showcase automobiles, airplanes, and other related items having ties to Kansas City on the second and third floors, plus the mezzanine level, (iii) adjacent surface parking with access from Baltimore Avenue, and (iv) related improvements (collectively, the “Project”), all to be accomplished at the Property in accordance with the Redevelopment Contract; and

WHEREAS, upon completion of the Project in accordance with the Redevelopment Contract, the Redevelopment Contract authorizes tax abatement for ten (10) years at 70% pursuant to the LCRA Law and requires payment of an annual tax abatement period payment-in-lieu-of-taxes (“PILOT”).

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 tax abatement for the Project pursuant to the LCRA Law and as described in the Redevelopment Contract in substantially the form as presented to the Board of Commissioners on this date and attached hereto as Exhibit A, and which contract requires payment of the PILOT as described therein.

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 21st day of November, 2024.

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF KANSAS CITY

[SEAL]

By: _____
Chad Grittman, Chairman

ATTEST:

Daniel Moye, Secretary

EXHIBIT A
REDEVELOPMENT CONTRACT