

**EXHIBIT 4D**  
**LCRA 12/19/24**

**RESOLUTION No. 12-1-24**

**A RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI, SELECTING BAM REALTY LLC AS REDEVELOPER AND APPROVING A REDEVELOPMENT CONTRACT FOR REHABILITATION OF THE VACANT BUILDING AT 911 E. 5<sup>TH</sup> STREET IN THE COLUMBUS 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 approved the Urban Renewal Plan by Ordinance No. 36287 passed on January 17, 1969, 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**, BAM Realty LLC, a Missouri limited liability company (“Redeveloper”), submitted a Redevelopment Project Application to the Authority for redevelopment of the property (“Property”) located at 911 E. 5<sup>th</sup> Street 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 rehabilitation of the vacant building located at 911 E. 5<sup>th</sup> Street into a mixed-use commercial development including (i) four apartment units, (ii) two commercial units on the ground floor, and (iii) related improvements (collectively, the “Project”), all to be accomplished at the Property in accordance with the Redevelopment Contract; and

**WHEREAS**, the Property is located within a continuously distressed census tract and it is therefore neither subject to the City’s prevailing wage requirement established by Ordinance No. 210179 nor the City’s reduced level and terms of tax abatement established by Ordinance No. 220700; and

**WHEREAS**, the Project is not subject to the Authority’s affirmative action policy because the cost of the Project is below the thresholds established in Committee Substitute for Ordinance No. 210991 and other related City ordinances; 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 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.

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 19<sup>th</sup> day of December, 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**