

A RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI, APPROVING AND AUTHORIZING THE TERMINATION AND RELEASE OF REDEVELOPMENT CONTRACT WITH HMC HOLDINGS, LLC, 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 June 19, 2019, the Authority and the Redeveloper entered into that certain Redevelopment Contract recorded as Document No. 2019E0096506 (“Redevelopment Contract”) pursuant to which the Redeveloper intended to acquire and renovate the commercial buildings generally located at 3855 Woodland Avenue for the following uses: 3855 Woodland – casting and talent agency office; 3849 – 3853 Woodland – retail; and 1809 E. 39th Street – warehouse space rental (“Project”); and

WHEREAS, by its Resolution No. 9-3-22, the Authority extended the deadline for the Redeveloper to complete the Project from June 30, 2021, to December 31, 2023. The amendment to the Redevelopment Contract extending the completion deadline was not executed; and

WHEREAS, the Redeveloper has not completed the Project and the Authority has not issued a Certificate of Qualification for Tax Abatement as contemplated in the Redevelopment Contract. The Redeveloper intends to sell the property (“Property”), as legally described below, and the buyer does not intend to undertake the Project as contemplated in the Redevelopment Contract; and

LOT 14 AND THE SOUTH ONE-HALF OF LOT 15, BLOCK 5, IVANHOE PARK, A SUBDIVISION IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI.

WHEREAS, the Property is within the Oak Park Urban Renewal Area; and

WHEREAS, the Authority and the Redeveloper desire to terminate the Redevelopment Contract and fully release the Property from restrictions contained in the Redevelopment Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI, AS FOLLOWS:

1. Each of the Chairman, Vice Chairman, and Executive Director is authorized and directed to execute and deliver an instrument releasing the Property from the encumbrance and effect of the Redevelopment Contract in substantially the form of the Termination and Release of Redevelopment Contract 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 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 27th day of March, 2025.

[SEAL]

Chad Gritman, Chairman

ATTEST:

Daniel Moye, Secretary

Exhibit A

Termination and Release of Redevelopment Contract