

RESOLUTION OF THE KANSAS CITY CHAPTER 353 ADVISORY BOARD RECOMMENDING APPROVAL BY THE CITY COUNCIL OF KANSAS CITY, MISSOURI, OF THE TWELFTH AMENDMENT TO THE PLAZA STEPPES CHAPTER 353 REDEVELOPMENT PLAN, AS SUBMITTED BY 47TH & JEFFERSON REDEVELOPMENT CORPORATION, AND AUTHORIZING OTHER ACTIONS RELATED THERETO.

WHEREAS, the Kansas City Chapter 353 Advisory Board (“Board”) was established by the City of Kansas City, Missouri (City”) by Committee Substitute for Ordinance No. 140306, duly passed by the City Council on May 1, 2014 (codified as Sections 74-1 through 74-10, Code of Ordinances (“Chapter 74”)), and serves in an advisory capacity to the City in connection with proposed projects and amendments to existing projects under the Urban Redevelopment Corporations Law, Chapter 353 of the Revised Statutes of Missouri, as amended (“Act”); and

WHEREAS, as part of its duties, the Board reviews applications for Chapter 353 projects and amendments to existing Chapter 353 plans, holds required public hearings, makes recommendations to the City Council with respect to those applications, and is responsible for the ongoing monitoring of compliance with redevelopment contracts entered into between the City and urban redevelopment corporations with respect to Chapter 353 projects; and

WHEREAS, Plaza Steppes Redevelopment Corporation (“PSRC”), an urban redevelopment corporation organized under and pursuant to the Act, did on January 4, 1985, file with the City Clerk an application for approval of the Plaza Steppes Redevelopment Plan (“Development Plan”), prepared in accordance with the Act, which contemplated the redevelopment of a tract of land of approximately 5.4 acres generally bounded by 46th Street on the north, 47th Street on the south, Jefferson Street on the east, and Summit Street on the west, in Kansas City, Jackson County, Missouri (“Redevelopment Area”); and

WHEREAS, on November 27, 1985, the City Council passed Ordinance No. 58641, which ordinance approved the application and Development Plan and authorized entering into a redevelopment contract with PSRC; and

WHEREAS, the City and the PSRC entered into a redevelopment contract (“Contract”), providing for the implementation of the Development Plan, which Contract was recorded in the Jackson County Recorder of Deeds Office on June 9, 1986, at Book K1547, page 1757 as Document Number K718178; and

WHEREAS, PSRC proposed a First Amended Redevelopment Plan, which was approved by Ordinance No. 61095, passed by the City Council on July 12, 1987; and

WHEREAS, the City and PSRC entered into a First Supplementary Contract, which was recorded in the Jackson County Recorder of Deeds Office on September 8, 1987, at Book K1726, page 1950, as Document No. K793346; and

WHEREAS, PSRC proposed a Second Amended Redevelopment Plan, which was approved by Ordinance No. 62109, passed by the City Council on March 3, 1988; and

WHEREAS, the City and PSRC entered into a Second Supplementary Contract, which was recorded in the Jackson County Recorder of Deeds Office on April 8, 1988, at Book K1788, page 605, as Document No. K822554; and

WHEREAS, by an Assignment Agreement, PRSC assigned all of its right, title and interest in the Development Plan for Stage 1 to Four Seven Redevelopment Corporation, which was approved by Committee Substitute for Ordinance 62533, passed by the City Council on May 19, 1988, and recorded in the Jackson County Recorder of Deeds Office on August 2, 1988, at Book K1828, page 1242, as Document No. K839473; and

WHEREAS, PRSC proposed an Amended and Restated Development Plan for Stages 2 and 3 (considered as the Third Amendment to the Development Plan), which was approved by Ordinance No. 64361, passed by the City Council on July 13, 1989; and

WHEREAS, the City and PSRC entered into a Third Supplementary Contract, which was recorded in the Jackson County Recorder of Deeds Office on August 25, 1989, at Book K1947, page 688, as Document No. K892384; and

WHEREAS, by an Assignment Agreement, PSRC assigned all of its right, title and interest in the Development Plan for Stages 2 and 3 to 47th & Jefferson Redevelopment Corporation (“Corporation”), which assignment was approved by the City Council through passage of Ordinance No. 64653, As Amended, and recorded in the Jackson County Recorder of Deeds Office on July 9, 1990, at Book K2038, page 1912, as Document No. K931799; and

WHEREAS, the Corporation proposed a Fourth Amendment to the Development Plan, which was approved by Ordinance No. 981074, passed by the City Council on April 1, 1999; and

WHEREAS, the City and the Corporation entered into a Fourth Supplementary Contract, which was recorded in the Jackson County Recorder of Deeds Office on August 4, 1999, as Document No. 1999K0045239; and

WHEREAS, the Corporation proposed a Fifth Amendment to the Development Plan, which was approved by Ordinance No. 010999, passed by the City Council on August 9, 2001; and

WHEREAS, the City and the Corporation entered into a Fifth Supplementary Contract, which was recorded in the Jackson County Recorder of Deeds Office on January 8, 2002, as Document No. 2002K0001048; and

WHEREAS, on January 28, 2003, the Corporation, Plaza Steppes Limited Partnership, Master Craftsmen Redevelopment Corporation, Mulhern Family Limited Partnership, and the City entered into an Assignment and Assumption Agreement whereby Master Craftsmen Redevelopment Corporation assumed all rights, duties, interests and obligation under the Development Plan with respect to Stage 3 of the Development Plan, which agreement was approved by the City Council on February 6, 2003, by Ordinance No. 030131 and recorded in the

Jackson County Recorder of Deeds Office on July 16, 2003, as Document No. 2003K0053133; and

WHEREAS, the Corporation proposed a Sixth Amendment to the Development Plan which was approved by the City Council on June 26, 2003, by Ordinance No. 030610; and

WHEREAS, the City and the Corporation entered into a Sixth Supplementary Contract, which was recorded in the Jackson County Recorder of Deeds Office on October 8, 2003, as Document No. 2003K0079013; and

WHEREAS, Master Craftsmen Redevelopment Corporation proposed a Seventh Amendment to the Development Plan (relating to Stage 3 only), which was approved by the City Council on October 2, 2003, by Committee Substitute for Ordinance No. 030844, and Master Craftsmen Redevelopment Corporation and the City entered into a 353 contract for Stage 3 (considered the Seventh Supplementary Contract), which was recorded in the Jackson County Recorder of Deeds Office on May 18, 2005, as Document No. 2005K0030962; and

WHEREAS, the Corporation proposed an Eighth Amendment to the Development Plan, which was approved by the City Council on July 10, 2008, by Ordinance No. 080574; and

WHEREAS, the City and the Corporation entered into an Eighth Supplementary Contract, which was recorded in the Jackson County Recorder of Deeds Office on August 20, 2008, as Document No. 2008E0089659; and

WHEREAS, 46 Summit Redevelopment Corporation proposed a Ninth Amendment to the Development Plan, which was approved by the City Council on October 30, 2008, by Ordinance No. 081029, which also approved the assignment of all development rights of Master Craftsmen Redevelopment Corporation and Mulhern Family Limited Partnership relating to Stage 3 to 46 Summit Redevelopment Corporation; and

WHEREAS, 46 Summit Redevelopment Corporation and the City entered into a 353 Contract (considered the Ninth Supplementary Contract), which was recorded in the Jackson County Recorder of Deeds Office on December 12, 2008, as Document No. 2008E127361; and

WHEREAS, Master Craftsmen Redevelopment Corporation and Mulhern Family Limited Partnership assigned all of their development rights to Stage 3 to 46 Summit Redevelopment Corporation, which assignment and assumption agreement was recorded in the Jackson County Recorder of Deeds Office on August 4, 2010, as Document No. 2010E0074725; and

WHEREAS, 46 Summit Redevelopment Corporation proposed a Tenth Amendment to the Development Plan relating to Stage 3 only, which was approved by the City Council on April 12, 2012, by Ordinance No. 120340; and

WHEREAS, 46 Summit Redevelopment Corporation and the City entered into an Amended and Restated 353 Contract relating to Stage 3 only (considered the Tenth Supplementary Contract), which was recorded in the Jackson County Recorder of Deeds Office on January 7, 2013, as Document No. 2013E0001462; and

WHEREAS, the Corporation proposed an Eleventh Amendment to the Development Plan relating to Stage 2b of the Development Plan, which was approved by the City Council on July 25, 2013, by Ordinance No. 130531; and

WHEREAS, the City and the Corporation entered into an Eleventh Supplementary Contract, which was recorded in the Jackson County Recorder of Deeds Office on January 22, 2014, as Document No. 2014E0005902; and

WHEREAS, on October 1, 2018, the Corporation submitted a proposed Twelfth Amendment to the Development Plan to the City, via the Board, to extend the completion date for Stage 2b; and

WHEREAS, the Corporation has complied with all the requirements imposed upon them by the Act and Chapter 74; and

WHEREAS, the Corporation and the Board provided such notice as is required by the Act and Chapter 74 and on November 28, 2018, held a public hearing on the Twelfth Amendment to Development Plan, which public hearing was continued from October 24, 2018.

NOW, THEREFORE, BE IT RESOLVED by the Kansas City Chapter 353 Advisory Board, as follows:

1. The Board, after fully considering the Twelfth Amendment and the documents and testimony submitted in connection therewith, recommends that the City Council approve the proposed Twelfth Amendment.
2. The Chairman and Executive Director are authorized and directed to take all further actions and to execute such documents as may be necessary or desirable to carry out the intent of this Resolution.
3. This Resolution shall take effect immediately.

This Resolution No. 11-__-18 is ADOPTED this 28th day of November, 2018.

KANSAS CITY CHAPTER 353 ADVISORY BOARD

By: _____
Steven D. Hamilton, Chairman

ATTEST:

Greg Flisram, Executive Director/Secretary