

RESOLUTION No. 4- -20

RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY (“AUTHORITY”) APPROVING SALE OF A CERTAIN PARCEL KNOWN AS PARCEL 1 IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF EAST 25TH STREET AND TRACY AVENUE WITHIN THE HOSPITAL HILL II URBAN RENEWAL AREA TO BUYERS UPON RECOMMENDATION OF THE CITY OF KANSAS CITY, MISSOURI; AND AUTHORIZING OTHER ACTIONS RELATED THERETO.

WHEREAS, the Authority is a public body corporate and politic created by the Land Clearance for Redevelopment Authority Law, Section 99.300, *et seq.*, of the Revised Statutes of Missouri, as amended (“LCRA Law”) and is transacting business and exercising the powers granted by the Land Clearance for Redevelopment Authority Law by virtue of Committee Substitute for Ordinance No. 16120, duly passed by the City Council of the City of Kansas City, Missouri, November 21, 1952; and

WHEREAS, by its Resolution No. 4-2-19 dated April 24, 2019, the Authority, in cooperation with the City of Kansas City, Missouri (“City”), issued a Request for Proposals (“RFP”) seeking proposals from interested buyers for the development of single-family homes on the three parcels located in the northeast quadrant of the intersection of E. 25th Street and Tracy Avenue within the Hospital Hill II Urban Renewal Area as identified in the RFP (“Property”); and

WHEREAS, pursuant to the LCRA Law, the Authority published a notice on May 3 and 6, 2019, seeking proposals for the acquisition and development of high quality, market-rate, owner-occupied single-family homes on the Property; and

WHEREAS, the Authority is the owner of the Property; and

WHEREAS, the City and the Authority received a proposal from Melissa Raine as to the property known as “Parcel 1” (Tax Parcel ID # 29-630-11-52-00-0-00-000) and the Authority approved the sale of Parcel 1 to Melissa Raine by its Resolution No. 1-3-20 dated January 29, 2020; and

WHEREAS, the Vacant Land Real Estate Sale Contract between the Authority and Melissa Raine was not executed by the Authority and the Beacon Hill Redevelopment Corporation, master developer of the Beacon Hill project, advised the City and the Authority that Melissa Raine withdrew her offer to purchase Parcel 1; and

WHEREAS, the City and the Authority received a new proposal to purchase Parcel 1 from Maximillian Howell in the amount of \$61,500; and

WHEREAS, as reported by the City, the appraised value of Parcel 1 is \$29,902 and the City recommends that the Authority approve the sale of Parcel 1 as proposed; and

WHEREAS, Authority desires to accept the recommendations of the City and to sell Parcel 1 to Maximillian Howell (or ownership entity controlled by him) for a purchase price of

\$61,500 to facilitate development of a single-family home on the property, subject to the terms and conditions of a sale contract to be negotiated between the Authority and the buyer, and to the design approval of the Architectural Review Committee of the Beacon Hill Homeowner's Association.

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 accepts and approves the written recommendation of the City as presented on this date for the sale of Parcel 1 to Maximillian Howell (or ownership entity controlled by him) for a purchase price of \$61,500 to facilitate development of a single-family home on the property, subject to the terms and conditions of a sale contract to be negotiated between the Authority and the buyer, and to the design approval of the Architectural Review Committee of the Beacon Hill Homeowner's Association.

2. Each of the Chairman, Vice Chairman and Executive Director is authorized and directed to execute and deliver for and on behalf of the Authority such contracts, affidavits, or other documents deemed necessary or desirable, upon the advice of legal counsel, to carry out the transactions contemplated by this Resolution and the execution and delivery of any such instrument shall be conclusive evidence of such officer's approval of such instrument.

3. Each of the Chairman, Vice Chairman and Executive Director is authorized and directed to take further action as may be deemed necessary or desirable to carry out the intent of this Resolution and to complete the transactions contemplated by this Resolution.

4. This Resolution shall take effect immediately.

ADOPTED this 22nd of April, 2020.

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF KANSAS CITY, MISSOURI

By: _____
Rob Gardner, Vice Chairman

ATTEST:

Daniel Moye, Secretary