

RESOLUTION No. 12- -20

A RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI, (1) SELECTED MARTIN CITY PARTNERS, LLC, AS THE REDEVELOPER; (2) APPROVED A SALES TAX EXEMPTION ON CONSTRUCTION MATERIALS AND PROPERTY TAX ABATEMENT AT 75% FOR 10 YEARS; AND (3) AUTHORIZED STAFF AND LEGAL COUNSEL TO PREPARE THE NECESSARY SALE/LEASEBACK AND FINANCING DOCUMENTS WITH MARTIN CITY PARTNERS, LLC FOR THE 135TH AND HOLMES MULTI-FAMILY PROJECT WITHIN THE MARTIN CITY NEIGHBORHOOD 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 Act”), and is transacting business and exercising the powers granted by the LCRA Act 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 Martin City Neighborhood Urban Renewal Plan, as amended (“Urban Renewal Plan”) on April 22, 2009 by Resolution No. 4-4-09, and determined that such portion of the City located within the Martin City Neighborhood Urban Renewal Area (“Urban Renewal Area”), as described in the Urban Renewal Plan, is blighted and insanitary under the LCRA Act; and

WHEREAS, the City Council approved the Urban Renewal Plan by Ordinance No. 090420 passed on June 25, 2009, 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, pursuant to Section 99.450 of the LCRA Act, the Authority caused to be published two times in a newspaper having a general circulation in its area of operation a request for proposals for redevelopment contract proposals; and

WHEREAS, Martin City Partners, LLC, a Missouri limited liability company, (“Redeveloper”), is a joint-venture between Christie Development Associates, LLC, a Kansas limited liability company, and Martin City Investments, LLC, a Missouri limited liability company, and single-purpose entity affiliated with Miller Commerce, LLC, a Missouri limited liability company, and TLC Real Properties, LLC, a Missouri limited liability company. The Redeveloper submitted a timely proposal to the Authority to implement a project for acquisition and construction of a multi-family housing project comprising approximately 180 apartment units, a tenant amenity center, and other related improvements located at the southeastern quadrant of the intersection of 135th Street and Holmes Road (“Project”); and

WHEREAS, the Authority received no other redevelopment contract proposals to implement the Project; and

WHEREAS, the Project property is generally located as shown on the map attached as Exhibit A; and

WHEREAS, the Redeveloper's requested incentives for the Project are: (a) sales tax exemption on construction materials (STECM); and (b) abatement of property taxes (above current predevelopment taxes) generated by the Project for 10 years under the LCRA Law (75% abatement in Years 1-10); and

WHEREAS, the Authority engaged SB Friedman to analyze the incentives requested by the Redeveloper for the Project and SB Friedman prepared a report dated October 30, 2020, which report was presented to the Board of Commissioners on this date; and

WHEREAS, the Authority desires to select the Redeveloper as the redeveloper to implement the Project and to approve Authority incentives for the Project, subject to the terms and conditions of sale/leaseback transaction documents and financing documents to be drafted and negotiated and presented to the Board of Commissioners at a later meeting.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, as follows:

Section 1. After evaluation of the redevelopment contract proposal submitted to the Authority, the Authority hereby selects the Redeveloper as the redeveloper for the Project.

Section 2. After evaluation of the Redeveloper's request for incentives, the SB Friedman financial analysis, the testimony of interested parties, and the Authority's staff recommendation, the Authority hereby approves the following Authority incentives for the Project, subject to the terms and conditions of the Project documents to be negotiated and executed in furtherance of the Project:

- (a) sales tax exemption on construction materials (STECM); and (b) abatement of property taxes (above current predevelopment taxes) generated by the Project for 10 years under the LCRA Law (75% abatement in Years 1-10), subject to payment of payment in lieu of taxes (PILOTs).

Section 3. Each of the Chairman, Vice-Chairman and Executive Director, together with the staff and legal counsel of the Authority, is authorized and directed to negotiate such redevelopment agreements, sale/leaseback agreements, financing documents (bonds or construction loan), and such other agreements or documents as deemed necessary or desirable to implement the Authority incentives for the Project. The Project documents will be submitted to the Board of Commissioners for approval at a later meeting.

Section 4. Each of the Chairman, Vice-Chairman and Executive Director is authorized and directed to take all further action necessary to carry out the intent of this Resolution, but not limited to, notifying the City of the Authority's intent to enter into a redevelopment contract with the Redeveloper detailing the rights and obligations of the parties thereto for the construction and development of the Project.

Section 5. This Resolution shall take effect and be in full force immediately after its adoption by the Authority.

ADOPTED by the Land Clearance for Redevelopment Authority of Kansas City, Missouri this 9th day of December, 2020.

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF KANSAS CITY, MISSOURI

By: _____
Rob Gardner, Chairman

ATTEST:

Dan Moye, Secretary

EXHIBIT A

