

A RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI APPROVING AN ADDITIONAL FIVE YEARS OF PROPERTY TAX INCENTIVE FOR A TOTAL OF TWENTY-FIVE YEARS THROUGH THE PREVIOUSLY APPROVED SALE/LEASEBACK STRUCTURE; 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, by Resolution No. 4-2-21 dated April 26, 2021, the Authority, among other things, selected RCG II, LLC, a Missouri limited liability company (“Redeveloper”), as redeveloper of a proposed project to rehabilitate forty (40) existing duplex buildings, for a total of eighty (80) units, a clubhouse/community center, parking, and related improvements (“Project”) and approved a sale/leaseback transaction to implement the following tax incentives: (i) sales tax exemption on construction materials; and (ii) tax abatement (above current predevelopment taxes) for twenty (20) years at 100%, including PILOT payments, all subject to City Council approval of the Cleveland Duplexes Urban Renewal Plan (“Urban Renewal Plan”); and

WHEREAS, the Project is generally located within the area generally bounded by 51st Street on the north, the properties along the east side of Mersington Avenue on the east, 53rd Street on the south, and Cleveland Avenue on the west, all in Kansas City, Jackson County, Missouri; and

WHEREAS, the Urban Renewal Plan, among other things, seeks to provide tax abatement to stimulate private investment in the rehabilitation affordable duplex homes and promote neighborhood stabilization through the rehabilitation of existing homes on the parcels shown on the attached Exhibit A (“Plan Area”), for the public purpose of eliminating blighted and insanitary conditions within the Plan Area; and

WHEREAS, the Redeveloper has requested that the Authority approve an additional five (5) years of property tax incentive for a total of twenty-five (25) years and the Authority desires to approve an additional five (5) years of property tax incentive through the approved sale/leaseback structure for a total of twenty-five (25) years, subject to City Council approval of the Urban Renewal Plan.

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 Board of Commissioners hereby approves an additional five (5) years of property tax incentive for a total of twenty-five (25) years through the approve sale/leaseback structure, subject to City Council approval of the Urban Renewal Plan. Except as modified by

this Resolution, the Authority's approved incentive package for the Project as described in Resolution 4-2-21 dated April 26, 2021, shall remain in full force and effect.

2. 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, subject to the approval of the Urban Renewal Plan by the City Council. The Project documents will be submitted to the Board of Commissioners for approval at a later meeting.

3. 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.

4. The Chairman and Executive Director are authorized and directed to take all further action necessary to carry out the intent of this Resolution.

5. This Resolution shall take effect immediately.

ADOPTED by the Land Clearance for Redevelopment Authority of Kansas City, Missouri this 26th day of May, 2021.

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF KANSAS CITY

[SEAL]

By: _____
Rob Gardner, Chairman

ATTEST:

Daniel Moye, Secretary

Exhibit A

