

**RESOLUTION No. 7- -21**

**RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI APPROVING 100% TAX ABATEMENT FOR TEN YEARS FOR THE PH CORNER LLC MIXED-USE PROJECT AT 2201 LEXINGTON AVENUE IN THE GARFIELD URBAN RENEWAL AREA AND APPROVING OTHER RELATED ACTIONS.**

**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 has approved the Garfield Urban Renewal Plan and determined that the portion of the City located within the Garfield Urban Renewal Area described in the Garfield Urban Renewal Plan is blighted and insanitary; and

**WHEREAS**, the City Council has approved the Garfield Urban Renewal Area by Ordinance No. 28987 passed on July 12, 1963, 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**, the Authority and PH Corner LLC, a Missouri limited liability company (“Redeveloper”), wish to enter into a Redevelopment Contract in substantially the form attached hereto as Exhibit A (“Redevelopment Contract”), pursuant to which the Authority and the Redeveloper set forth their respective rights and obligations regarding the redevelopment of 2201 Lexington Avenue and

**WHEREAS**, the Redeveloper proposes rehabilitation and adaptive reuse of the deteriorated two-story, brick commercial building into two commercial spaces on the first floor and four apartments on the second floor, and related improvements (“Project”); and

**WHEREAS**, the Redeveloper requested certain assistance from the Authority in completing the Project through 100% tax abatement (above current predevelopment taxes) for a period of ten (10) years, which ten (10) year period shall expire ten (10) years after the Authority’s issuance of the Certificate of Qualification for Tax Abatement.

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

1. The Redeveloper is approved as the redeveloper for the Project. The Authority approves 100% tax abatement (above current predevelopment taxes) for ten (10) years in accordance with the LCRA Act for the Project and the Redevelopment Contract, in substantially the form attached hereto as Exhibit A.

2. Each of the Chairman, Vice Chairman, and Executive Director is authorized to execute and deliver for and on behalf of the Authority the Redevelopment Contract in substantially the form attached to this Resolution as Exhibit A, subject to such changes, additions, or deletions that may be deemed necessary or desirable by such officer upon the advice of legal counsel and such officer's execution of the Redevelopment Contract shall be conclusive evidence of such officer's approval of the same.
3. Each of the Chairman, Vice Chairman, and Executive Director is authorized to take any additional steps within their powers under the LCRA Law necessary to carry out the intent of this Resolution, including execution and delivery of any and all additional certificates, agreements, documents or papers and to perform all other acts as such officer may deem necessary or appropriate in order to facilitate the Project.
4. This Resolution shall take effect immediately.

**ADOPTED** by the Land Clearance for Redevelopment Authority of Kansas City, Missouri this 28<sup>th</sup> day of July, 2021.

**LAND CLEARANCE FOR REDEVELOPMENT  
AUTHORITY OF KANSAS CITY, MISSOURI**

By: \_\_\_\_\_  
Rob Gardner, Chairman

ATTEST:

\_\_\_\_\_  
Daniel Moye, Secretary

**EXHIBIT A**  
**REDEVELOPMENT CONTRACT**