

RESOLUTION NO. 2- -22

A RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI, SELECTING NEWVIEW PLACE II, LLC AS REDEVELOPER AND APPROVING A REDEVELOPMENT CONTRACT FOR REHABILITATION OF EIGHT MULTI-FAMILY BUILDINGS ON SEVEN PARCELS IN THE GARFIELD 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 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, the Authority approved the Garfield Urban Renewal Plan (“Urban Renewal Plan”) and determined that the portion of the City located within the Garfield Urban Renewal Area (“Urban Renewal Area”) described in the Urban Renewal Plan is blighted and insanitary, with a recommendation of approval by the City Council; and

WHEREAS, the City Council approved the Urban Renewal Plan by Ordinance No. 28987 dated 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, NewView Place II, LLC, a Missouri limited liability company (“Redeveloper”), submitted a Redevelopment Project Application to the Authority; and

WHEREAS, the Authority desires to enter into a Redevelopment Contract with the Redeveloper in substantially the form as presented to the Board of Commissioners on this date and attached hereto as Exhibit A (“Redevelopment Contract”), setting forth their respective rights and obligations regarding implementation of a project for the rehabilitation of eight multi-family on seven parcels for preservation of 69 affordable apartments to include seven one-bedroom units, forty one two-bedroom units, seventeen three-bedroom units, and four four-bedroom units, and related improvements, to be accomplished at 414-416 Garfield Avenue, 319 Wabash Avenue, 109-111 Olive Street, 216-222 Wabash Avenue, 106-108 Olive Street, 508 Wabash Avenue, 201-207 Garfield Avenue, and 2103-2105 Lexington Avenue (collectively, the “Property”), all in accordance with this Contract, the Redevelopment Plan and the Urban Renewal Plan (“Project”); and

WHEREAS, the apartment breakdown will be approximately: seven one-bedroom units, forty one two-bedroom units, seventeen three-bedroom units, and four four-bedroom units; and

WHEREAS, during the Tax Abatement Period (as defined in the Redevelopment Contract), the Redeveloper shall maintain the following affordability requirements for the Project: all of the residential units will be affordable to households at or below 60% of Area

Median Income (“AMI”), with two of the one-bedroom units affordable to households at 30% AMI, five of the one-bedroom units affordable to households at 60% AMI, six of the two-bedroom units affordable to households at 30% AMI, thirty five of the two-bedroom units affordable to households at 60% AMI, three to four of the three-bedroom units affordable to households at 30% AMI, thirteen to fourteen of the three-bedroom units affordable to households at 60% AMI, and with all four of the four-bedroom units affordable to households at 60% AMI; and

WHEREAS, upon completion of the Project in accordance with the Redevelopment Contract, the Redevelopment Contract authorizes tax abatement for ten (10) years at 100% pursuant to the LCRA Law.

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 selects the Redeveloper as redeveloper for the Project and approves the Redevelopment Contract in substantially the form as presented to the Board of Commissioners on this date and 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 as presented to the Board of Commissioners on this date and attached hereto as Exhibit A, subject to such changes, additions, or deletions that may be deemed necessary or desirable by such officer of the Authority and its legal counsel, and execution of the Redevelopment Contract shall be conclusive evidence of his approval of the same.

3. Each of the Chairman, Vice Chairman, and Executive Director is authorized to execute and deliver for and on behalf of the Authority any and all additional certificates, agreements, documents or papers and to perform all other acts as they may deem necessary or appropriate in order to facilitate the Project or otherwise implement and carry out matters authorized by and consistent with this Resolution and the Redevelopment Contract. 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.

4. This Resolution shall take effect immediately.

ADOPTED by the Land Clearance for Redevelopment Authority of Kansas City, Missouri this 22nd day of February, 2022.

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF KANSAS CITY

[SEAL]

By: _____
Rob Gardner, Chairman

ATTEST:

Daniel Moye, Secretary

EXHIBIT A
REDEVELOPMENT CONTRACT