

RESOLUTION No. 2- -22

A RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI, (1) SELECTING UNI CRESCENDO, LLC (OR A CONTROLLED AFFILIATE) AS THE REDEVELOPER; (2) APPROVING REAL PROPERTY TAX ABATEMENT; AND (3) APPROVING A REDEVELOPMENT CONTRACT WITH UNI CRESCENDO, LLC (OR A CONTROLLED AFFILIATE) FOR THE PROJECT LOCATED ON HIGHLAND AVENUE BETWEEN 24TH STREET AND 25TH STREET WITHIN THE WENDELL-PHILLIPS 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, by its Resolution No. 93-16 dated May 23, 1993, found the Wendell Phillips Urban Renewal Area (the “Urban Renewal Area”) is a blighted area and in need of redevelopment and is appropriate for an urban renewal project and approved the Wendell Phillips Urban Renewal Plan, as amended (the “Urban Renewal Plan”), and submitted the Urban Renewal Plan to the City Council with a recommendation make such further determinations and approvals as are necessary to the approval of the Urban Renewal Plan; and

WHEREAS, the City Council, by its Ordinance No. 931010, approved the Urban Renewal Plan, the purpose of which is to eliminate and prevent the spread, development and recurrence of the blighted conditions within the Urban Renewal Area; and

WHEREAS, the Authority issued a Request for Proposals for construction of approximately 39 affordable housing units and a community building, and related improvements located on the east side of Highland Avenue between 24th Street and 25th Street (collectively, the “Project”); and

WHEREAS, the Project is located at the property (the “Property”) depicted on the map attached as Exhibit A. The Property is located within a “continuously distressed” census tract; 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, UNI Crescendo, LLC, a Missouri limited liability company (“Redeveloper”), which is a joint venture between Urban Neighborhood Initiative, Inc. and Brinshore Development, submitted a redevelopment project application to the Authority to implement the Project and requested certain incentives to facilitate the Project; and

WHEREAS, the Redeveloper has received a low-income housing tax credit allocation from the Missouri Housing Development Commission for the Project; and

WHEREAS, the Redeveloper's proposal states that all 39 of the units will be reserved for very low-income or moderate-income households as follows: (i) six units will be affordable at 30% of area median income ("AMI"); (ii) four units will be affordable at 40% AMI; (iii) seven units will be affordable at 50% AMI; (iv) thirteen units will be affordable at 60% AMI; (v) five units will be affordable at 70% AMI; and (vi) four units will be affordable at 80% AMI. The Redeveloper's proposal further states that the Project will include a mixture of one bedroom, two bedroom, and three bedroom units; and

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

WHEREAS, the Authority desires to select the Redeveloper as the redeveloper to implement the Project and to approve incentives for the Project, subject to the terms and conditions of a sale/leaseback redevelopment contract and other agreements between the Authority and the Redeveloper.

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 project application submitted to the Authority, the Authority hereby selects the Redeveloper (or a controlled affiliate) as the redeveloper for the Project.

Section 2. After evaluation of the Redeveloper's request for incentives, an internal financial review by Authority staff, the testimony of interested parties, and the Authority's staff recommendation, the Authority hereby approves the following Authority incentives for the Project, all for the purpose of eliminating blighting conditions found to exist in the Urban Renewal Area in accordance with the LCRA Law, subject to completion of the Project in accordance with the sale/leaseback and redevelopment contract and further subject to the terms and conditions of the Project financing documents to be negotiated and executed in furtherance of the Project:

- (a) sales tax exemption on construction materials (STECM);
- (b) acquire the Property and related improvements from the Redeveloper and lease the Property and related improvements back to the Redeveloper during the construction period to implement STECM, subject to such conditions or limitations as the Authority may require, including a PILOT payable during the construction period equal to the predevelopment real property taxes;
- (c) abatement of real property taxes (above predevelopment real property taxes) at 100% for Years 1-10, subject to such conditions or limitations as the Authority and the Redeveloper may negotiate;

- (d) obtain conventional mortgage financing or issuance of bonds necessary or incidental to the Project or to the granting and implementation of requested incentives, including preparation, negotiation, and implementation of all related contracts and documents; and
- (e) such other services necessary or desirable to undertake the Project.

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 draft and negotiate such redevelopment agreements, sale/leaseback agreements, bond financing documents, and such other agreements or documents as deemed necessary or desirable to implement the Authority incentives for the Project. The Project documents must 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 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

Crescendo Development Location Map

