

RESOLUTION No. 3- -23

A RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI APPROVING ASSIGNMENT, ASSUMPTION AND AMENDMENT OF REDEVELOPMENT CONTRACT; AND AUTHORIZING OTHER ACTIONS 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 and Remez Partners, LLC, a Missouri limited liability company (the “Original Redeveloper”) are parties to that certain Redevelopment Contract December 27, 2021 and recorded on November 3, 2022 as Instrument No. 2022E0100270 (the “Redevelopment Contract”), pursuant to which the Authority agreed to issue a Certificate of Qualification for Tax Abatement to facilitate Original Redeveloper’s construction of 9 townhomes and related improvements generally located at the southeast corner of 29th Street and Bellevue Avenue for the public purpose of eliminating blighting conditions found to exist within the 29 Belle Urban Renewal Area (the “Project”). Capitalized terms not otherwise defined in this Resolution shall have the meaning as defined in the Redevelopment Contract; and

WHEREAS, the Authority and Original Redeveloper entered into that certain Funding Agreement dated March 11, 2021, pursuant to which the Original Redeveloper agreed to pay certain costs and fees incurred or charged by the Authority in connection with the Project, including the Authority’s attorney’s fees; and

WHEREAS, Original Redeveloper has sold to Bellevue Townhomes LLC, a Missouri limited liability company (“New Redeveloper”), and an affiliate of the Hispanic Economic Development Corporation of Greater Kansas City, the property legally described on Exhibit A attached to the Assignment, Assumption and Amendment of Redevelopment Contract, which contract is attached to this Resolution as Exhibit A, by the Special Warranty Deed from Original Developer to New Redeveloper recorded on November 21, 2022 as Instrument No. 2022E0104519; and

WHEREAS, New Redeveloper intends to undertake and complete the Project as originally proposed by the Original Redeveloper; and

WHEREAS, the Authority desires to approve the Assignment, Assumption and Amendment of Redevelopment Contract among the Authority, Original Developer and New Redeveloper authorizing the assignment and assumption of development rights and obligations under the Redevelopment Contract in substantially the form attached hereto as Exhibit A, provided, however, that New Redeveloper must enter into a new Funding Agreement with the Authority.

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 Assignment, Assumption and Amendment of Redevelopment Contract is approved in substantially the form attached to and incorporated into this Resolution as Exhibit A, subject to such changes, additions or deletions that may be deemed necessary or desirable by the Chairman and Executive Director, upon consultation with legal counsel, with execution of the Assignment, Assumption and Amendment of Redevelopment Contract with any such changes being conclusive evidence of the approval of the terms and conditions thereof. Notwithstanding the foregoing, the New Redeveloper must execute a Funding Agreement with the Authority and pay to the Authority any amounts due under the Funding Agreement before or contemporaneously with the execution of the Assignment, Assumption and Amendment of Redevelopment Contract for the Assignment, Assumption and Amendment of Redevelopment Contract to become effective.

2. Each of the Chairman, Vice Chairman and Executive Director is authorized and directed to execute and deliver the Assignment, Assumption and Amendment of Redevelopment Contract as provided by this Resolution.

3. Each of the Chairman, Vice Chairman, Executive Director, Secretary, and Assistant Secretary is further authorized and directed to execute and deliver for and on behalf of the Authority any and all additional certificates, agreements, affidavits, documents or papers and to perform all other acts as the Authority may deem necessary or appropriate in order to implement and carry out the matters authorized by this Resolution, with such execution being conclusive evidence of the approval of the terms and conditions thereof.

4. This Resolution shall take effect immediately.

ADOPTED by the Land Clearance for Redevelopment Authority of Kansas City, Missouri this 28th day of March, 2023.

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF KANSAS CITY, MISSOURI

By: _____
Rob Gardner, Chairman

ATTEST:

Daniel Moye, Secretary

EXHIBIT A

Assignment, Assumption and Amendment of Redevelopment Contract