

RESOLUTION No. 9-3-26

RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI (“AUTHORITY”) APPROVING THE TERMINATION/MODIFICATION OF THE ATTUCKS REDEVELOPMENT PLAN AND FORWARDING THE RECOMMENDATION TO THE CITY COUNCIL OF THE CITY OF KANSAS CITY, MISSOURI (“CITY COUNCIL”), 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, as amended (“LCRA Act”), and is transacting business and exercising the powers granted by the Authority 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”), November 21, 1952; and

WHEREAS, the Authority and the City Council approved the Redevelopment Plan for the Attucks Redevelopment Project UR MO. 3-1 as follows: (i) the Redevelopment Plan for Attucks Redevelopment Project UR M0.3-1 Kansas City, Missouri (revised February 10, 1956) recorded August 20, 1957 as Document No. B-241945 in Book B-7044, Page 190, (ii) the Redevelopment Plan for the Attucks Extension of the Attucks Redevelopment Project Amended to UR No. 3-1 recorded November 7, 1958 as Document No. B-286368 in Book B-5144, Page 481, (iii) the Redevelopment Plan for Attucks Redevelopment Project UR MO. 3-1 Kansas City, Missouri (as revised May 3, 1960) recorded August 4, 1960 as Document No. B-351081 in Book B-5329, Page 304, and (iv) the Redevelopment Plan for Attucks Redevelopment Project UR MO. 3-1 Kansas City, Missouri (revised February 18, 1963) filed as Document No. B-455464 in Book B-5623, Page 400 (collectively, the “Plan”); and

WHEREAS, the Plan set forth certain restrictions and requirements for planned public and private improvements planned for the area generally bound by Truman Road on the north, Brooklyn Avenue on the east, 18th Street on the south, and Highland Avenue and Woodland Avenue on the west (the “Plan Area”); and

WHEREAS, the Plan Area includes the 510-unit Parade Park affordable housing development built in the 1960s and for many years was one of the largest and most successful Black-owned housing co-ops in the country. Over time the property fell into decline due to aging buildings, deferred maintenance, and increased vacancies resulting in a foreclosure by the Department of Housing and Urban Development (HUD) in 2023; and

WHEREAS, in 2024, the City approved a master plan for a multi-phase \$300 million to \$400 million project to build approximately 1,085 affordable and workforce housing rental and for-sale units, up to 20,000 square feet of commercial space, and related improvements, and the City selected Flaherty & Collins Properties and Twelfth Street Heritage Development Corporation as developers; and

WHEREAS, the new project is being funded with state and federal low-income housing tax credits, HUD Section 202 funds, HOME Investment Partnership funds, City Affordable Housing Trust Fund loan proceeds, Central City Economic Development Sales Tax Fund award proceeds, direct City funding, and Port KC tax-exempt bonds and tax exemptions. The Authority is not providing any tax incentives or other services for the new project; and

WHEREAS, to satisfy a lender requirement for new project financing, the developers have requested that the Authority, in coordination with the City, modify/terminate the Plan for the purpose of the removing the Plan as a title encumbrance against the Parade Park property; and

WHEREAS, there are no active tax abatements within the Plan Area, staff of the Authority have received no inquiries for tax abatement in the Plan Area, and there appears to be no further need for assistance by the Authority under the Plan; and

WHEREAS, the Authority desires to implement the process to modify/terminate the Plan as permitted by its terms.

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 Executive Director, Authority staff and legal counsel, are authorized and directed to coordinate with the City to implement a procedure to modify/terminate the Plan, which may include: (a) in coordination with the City and with the consent of the applicable redeveloper and Port KC, modification of the Plan by removing the Parade Park property, which is currently owned by Port KC, from the terms and conditions of the Plan with the intent to achieve a removal of the Plan as a title encumbrance against the Parade Park property; (b) in coordination with the City, present a question to the property owners seeking approval to terminate the Plan immediately upon the last to occur of the necessary approvals from the Authority, the City, and the property owners with the intent to achieve a removal of the Plan as a title encumbrance against the Parade Park property; or (c) in coordination with the City and with the consent of the applicable redeveloper (and Port KC as deemed necessary or desirable), modification of the Plan to remove the property owner election requirement and termination of the Plan upon the approval of the Authority and the City Council with the intent to achieve a removal of the Plan as a title encumbrance against the Parade Park property

2. The Executive Director, Authority staff and legal counsel, are authorized and directed to deliver to the planning agency of the City and to the City Council such documentation as may be requested, recommend that the Plan be modified/terminated as contemplated in this Resolution, and request that the City Council to take such further actions and make such further determinations and approvals by such respective bodies as are necessary to the modification/termination of the Plan. Each of the Chairman, Vice Chairman, and Executive Director is authorized to take such other actions and to sign documents as may be required by the title company or other party, upon the advice of counsel, as deemed necessary or desirable to carry out the intent of this Resolution.

3. The modification/termination of the Redevelopment Plan for the Attucks Redevelopment Project UR MO. 3-1 is hereby approved and the Plan shall be deemed modified/terminated upon completion of the modification/termination procedure as permitted under the Plan and as implemented by the Authority in coordination with the City. No further action of the Board of Commissioners of the Authority shall be necessary in connection with the modification/termination of the Plan.

4. 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 24th day of September, 2026.

[SEAL]

Chad Grittman, Chairman

ATTEST:

Daniel Moye, Secretary