RESOLUTION NO. 11-1-26

A RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI SELECTING WMA LINWOOD, LLC AS REDEVELOPER AND APPROVING A REDEVELOPMENT CONTRACT FOR REHABILITATION OF A VACANT COMMERCIAL IN THE 114 W. LINWOOD; 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 114 W. Linwood Urban Renewal Plan ("Urban Renewal Plan") by Resolution No. No. 1-4-26 dated January 22, 2026, and determined that the portion of the City located within the 114 W. Linwood 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. 260494 passed on June 11, 2026, 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, WMA Linwood, 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 ("Redevelopment Contract"), setting forth their respective rights and obligations regarding implementation of a project for the rehabilitation and renovation of a vacant, 13,451 square foot commercial building for use as a commercial photography studio and production space on the second floor and mezzanine level and for leasing to creative businesses on the first floor, and related improvements, all in accordance with this Contract, the Redevelopment Plan and the Urban Renewal Plan ("Project") located at 114 W. Linwood Boulevard as legally described hereto on the attached Exhibit A ("Property"); and

WHEREAS, upon completion of the Project in accordance with the Redevelopment Contract, the Redevelopment Contract authorizes tax abatement (above predevelopment taxes) as follows: ten (10) years at 70% 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. After evaluation of the Redeveloper's request for incentives, the testimony of interested parties, staff's in-house review of the Redeveloper's application, and staff recommendation, 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.

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, 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 19th day of November, 2026.

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF KANSAS CITY

[SEAL]

By: _____
Chad Grittman, Chairman

ATTEST:

_____
Daniel Moye, Secretary

EXHIBIT A

114 W. Linwood Boulevard: Parcel ID No.: 29-830-08-08-00-0-00-000

Lots 1, 2, 3, 4 and 5, together with the South ½ of the vacated alley lying North of and adjoining said Lots, ROSS' SUBDIVISION OF LOTS 6 & 7, BLOCK 2, a subdivision of land in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.