

**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF KANSAS CITY, MISSOURI**

RESOLUTION NO. 4-1-26

**RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF KANSAS CITY, MISSOURI DETERMINING THE OFFICIAL
INTENT OF THE AUTHORITY TO ISSUE ITS MULTIFAMILY HOUSING
REVENUE BONDS IN A TOTAL AGGREGATE PRINCIPAL AMOUNT NOT TO
EXCEED \$13,000,000 TO FINANCE THE COSTS OF A MULTIFAMILY
HOUSING PROJECT TO BE KNOWN AS URBAN 38 FOR 38 EUCLID, LLC.**

WHEREAS, the Land Clearance for Redevelopment Authority of Kansas City, Missouri (the “**Authority**”) is authorized and empowered under the provisions of the Land Clearance for Redevelopment Authority Law, Section 99.300, *et seq.*, of the Revised Statutes of Missouri, as amended (the “**Act**”) by virtue of Committee Substitute for Ordinance No. 16120 duly passed by the City Council (the “**City Council**”) of the City of Kansas City, Missouri (the “**City**”) on November 21, 1952, to issue obligations for the purpose of providing funds to purchase, construct, extend and improve certain “**projects**” (as defined in the Act) for the purposes set forth in the Act and to issue revenue bonds for the purpose of providing funds to pay the costs of such projects, and to lease or sell such projects to others upon such terms and conditions as the Authority shall deem advisable; and

WHEREAS, the Authority by its Resolution No. 5-1-23 dated May 2, 2023, found the East Kansas City Urban Renewal Area (“**Urban Renewal Area**”) is a blighted area and in need of redevelopment and is appropriate for an urban renewal project and approved the East Kansas City Urban Renewal Plan (“**Urban Renewal Plan**”), and determined that the portion of the City located within the 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. 230556 passed on June 29, 2023, 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, 38 Euclid, LLC, a Missouri limited liability company (“**Company**”), and an affiliate of Community Builders of Kansas City, submitted a proposal to the Authority to implement a project for acquisition, renovation, rehabilitation, construction, and equipping of an approximately 80-unit multifamily housing facility (the “**Project**”) located at 2027 E. 37th Street; and

WHEREAS, the Authority, by Resolution No. 12-1-25 dated December 18, 2025, selected the Company as the redeveloper of the Project and approved the following tax incentives for the Project (i) sales tax exemption on the purchase of construction materials, and (ii) 100% tax abatement for a period of twenty-five (25) years after completion of the Project; and

WHEREAS, the Authority, by Resolution No. 2-1-26 dated February 26, 2026, authorized issuance of its taxable industrial revenue bonds in a principal amount not to exceed \$19,000,000 to finance the Project through a sale/leaseback structure for the purpose of implementing the approved tax incentives; and

WHEREAS, the Company has requested the Authority issue its revenue bonds in a principal amount of not to exceed \$13,000,000 (the “**Bonds**”) to provide funds to pay the costs of the Project; and

WHEREAS, the Authority desires to finance the costs of the Project by the issuance of the Bonds, to be payable solely out of payments, revenues and receipts derived by the Authority from the Company pursuant to a lease agreement between the Authority and the Company; and

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. Declaration of Official Intent. The Board of Commissioners of the Authority hereby determines and declares the official intent of the Authority to finance the costs of the Project out of the proceeds of the Bonds of the Authority, to be issued pursuant to the Act in a principal amount of not to exceed \$13,000,000. This Resolution shall constitute the Authority's official binding commitment, subject to the terms hereof, to issue the Bonds pursuant to the Act in amounts prescribed by the Company up to \$13,000,000 to be used to finance the acquisition, construction and equipping of the Project and to reimburse the Company for all or a portion of the expenditures incurred by the Company prior to the issuance of the Bonds, to the extent permitted by law, with the proceeds of such Bonds.

Section 2. Conditions to Issuance; Sale of Bonds. The issuance of the Bonds and the execution and delivery of any documents related to the Bonds are subject to (i) obtaining any necessary governmental approvals by the Board of Commissioners and the Company; (ii) obtaining by the Company any necessary governmental licenses, permits and approvals; and (iii) agreement by the Authority, the Company and the purchaser or purchasers of the Bonds upon (a) mutually acceptable terms for the Bonds and for the sale and delivery thereof and (b) mutually acceptable terms and conditions of any documents related to the issuance of the Bonds and the Project. The sale of the Bonds shall be the sole responsibility of the Company, subject to and in accordance with the Act.

Section 3. Intent to be Reimbursed. The Company expects to incur capital expenditures on and after the date of adoption of this Resolution (the "**Expenditures**") in connection with the acquisition and rehabilitation of the Project, and the Authority intends to reimburse the Company for such Expenditures with the proceeds of the Bonds in an amount which, depending on the date of issuance of the Bonds, may aggregate a maximum principal amount of \$13,000,000. The Company has informed the Authority that the funds to be advanced to pay Expenditures are or will be available only for a temporary period and it is necessary to reimburse the Company for Expenditures made on and after the date hereof. This Resolution constitutes the Authority's declaration of official intent under Treasury Regulation Section 1.150-2.

Section 4. Further Actions. The Board of Commissioners of the Authority desires to select Gilmore & Bell, P.C., as Bond Counsel for the Authority in connection with the Bonds. Gilmore & Bell, P.C., together with the attorneys, officers and employees of the Authority, are hereby authorized to work with the purchasers of the Bonds, the Company, their respective counsel and others, to prepare for submission to and final action by the Authority all documents necessary to effect the authorization, issuance and sale of the Bonds and other actions contemplated hereunder.

Section 5. Effective Date. This Resolution will be in full force and effect immediately upon its adoption by the Board of Commissioners of the Authority.

ADOPTED by the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, this 23rd day of April, 2026.

**LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF KANSAS CITY, MISSOURI**

Chad Gritman, Chairman

[SEAL]

ATTEST:

Daniel Moye, Secretary