

RESOLUTION No. 5-2-26

A RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI (1) SELECTING EDWARD FRANKLIN BUILDING COMPANY LLC (OR A CONTROLLED AFFILIATE) AS THE REDEVELOPER; AND (2) APPROVING A PHASED SALE/LEASEBACK TRANSACTION TO IMPLEMENT CERTAIN TAX INCENTIVES TO FACILITATE CONSTRUCTION OF NEW SINGLE-FAMILY HOUSING WITHIN THE COLUMBUS PARK 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 initially approved the Columbus Park Urban Renewal Plan (“Urban Renewal Plan”) on November 25, 1968, as most recently amended by the Sixth Amendment to the Urban Renewal Plan approved by Resolution No. 11-02-07 dated November 28, 2007, and determined that the portion of the City located within the Columbus Park 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. 36287 passed on January 17, 1969, as most recently amended by the Sixth Amendment to the Urban Renewal Plan approved by its Ordinance No. 080089 dated February 21, 2008, 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, the Authority issued a Request for Proposals for the acquisition and new construction of approximately 83, for-sale single-family units in one or more phases and related improvements in the Columbus Park neighborhood within the area generally bounded by 3rd Street on the north, Gillis Street on the east, 5th Street on the south, and Campbell Street on the west (collectively, the “Project”); and

WHEREAS, the Project is located at the property (the “Property”) commonly known as 300 and 321 Gillis Street and 1007 E. 4th Street and as legally described on the attached Exhibit A and depicted on the map attached as Exhibit B; and

WHEREAS, the Property is currently owned by the Housing Authority of Kansas City, Missouri (“HAKC”); and

WHEREAS, through a public selection process, HAKC selected Edward Franklin Building Company LLC, a Missouri limited liability company (“Redeveloper”) as the developer of a single-family housing development project on the Property and HAKC and the Redeveloper

entered into that certain Commercial Real Estate Sale Contract dated February 8, 2024, pursuant to which HAKC agreed to sell, and the Redeveloper agreed to purchase, the Property, which is also known as the Guinotte Phase III property, subject to the terms and conditions of such contract, including, without limitation, certain use restrictions as described therein and related agreements between HAKC and the Redeveloper; and

WHEREAS, Edward Franklin Building Company LLC, a Missouri limited liability company (“Redeveloper”), and Polar Dev LLC, a Missouri limited liability company, submitted a joint redevelopment project application to the Tax Increment Financing Commission of the Kansas City, Missouri regarding two separate housing, including (i) the Project to be undertaken by the Redeveloper, and (ii) an approximately 76 for-sale single-family townhome units in one or more phases and related improvements in the Columbus Park neighborhood within the area generally bounded by 3rd Street on the north, Campbell Street on the east, 5th Street on the south, and Cherry Street on the west to be undertaken by Polar Dev LLC (“Polar Dev Project”); and

WHEREAS, the City Council by Ordinance No. 250892 dated October 23, 2025, approved the Columbus Park Tax Increment Financing Plan (“TIF Plan”) to facilitate construction of the Project and the Polar Dev Project and related site remediation, public infrastructure, and development costs. Article VIII of the TIF Plan contemplates that the incentives for the Project will include a sales tax exemption certificate issued by the Authority for the purchase of construction materials for the Project (STECM); 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, The Redeveloper submitted a redevelopment project application to the Authority for the construction of approximately 93, for-sale single-family units in one or more phases and related improvements (and such number of for-sale, single-family units shall be included in the definition of the Project) and requested certain incentives to facilitate the Project; 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 with 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, the financial analysis prepared in connection with the TIF Plan, 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) provide a sales tax exemption certificate for the purchase of construction materials for the Project (STECM);
- (b) acquire the Property and related improvements and lease the Property and related improvements to the Redeveloper during the construction period to implement STECM, subject to a payment in lieu of taxes (PILOT) during the construction period and to such conditions or limitations as the Authority and the Redeveloper may negotiate;
- (c) convey the Property and related improvements to the Redeveloper (or ultimate purchasers of completed housing units);
- (d) issue an industrial development bond necessary or incidental to the Project or to the granting and implementation of approved incentives, including preparation, negotiation, and implementation of all related contracts and documents;
- (e) such other services necessary or desirable to facilitate 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 approved 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 28th day of May, 2026.

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF KANSAS CITY

[SEAL]

By: _____
Chad Grittman, Chairman

ATTEST:

Daniel Moye, Secretary

Exhibit A

Tract 1:

300 Gillis Street – TRACT I, GUINOTTE MANOR, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, ACCORDING TO THE RECORDED PLAT THEREOF.

Tract 2:

321 Gillis Street – GUINOTTE MANOR---PT LOT 3 BEG SE COR 3RD AND GILLIS AVE TH E 97' MOL TH S 162.96' TH W 97' MOL TO E LI GILLS AVE TH N ALG SD LI 162.98' TO POB, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, ACCORDING TO THE RECORDED PLAT THEREOF.

Tract 3:

1007 E. 4th Street – GUINNOTTE MANOR---PT LOT 2 DAF BEG NW COR LOT 24 R G ESTILLS RESURVEY OF BLK 82 TH N ALG VAC ALLEY 12' MOL TO E ALG N LI OF VAC ALLEY 96.10' TH NLY 184.53' TO S LI HARRISON ST TH WLY & SLY ALG LI OF SD ST THE FOLLOWING DIST 240', 80.01', 75.47', 80.23' & 85.26' TO NW COR LOT 5 EAST KANSAS TH E 248.23' TO POB, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, ACCORDING TO THE RECORDED PLAT THEREOF.

Exhibit B

