

LCRA RESOLUTION NO. 2020-1

A RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF LEE’S SUMMIT, MISSOURI, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE CEDAR CREEK LCRA REDEVELOPMENT PLAN FOR THE CEDAR CREEK SHOPPING CENTER RENOVATION PROJECT.

WHEREAS, the Land Clearance for Redevelopment Authority of Lee’s Summit, Missouri (“**LCRA**”), has been duly formed pursuant to Section 99.330 of the Revised Statutes of Missouri (“**RSMo**”);

WHEREAS, on November 24, 2020, the proposed Cedar Creek LCRA Redevelopment Plan (the “**Redevelopment Plan**”) was submitted to the LCRA Board of Commissioners to consider in a public meeting in accordance with the Land Clearance for Redevelopment Authority Act as set forth in Sections 99.300 through 99.715 (the “**LCRA Act**”) which calls for the renovation and refurbishment of the southern portion of the Cedar Creek Shopping Center which is owned by Developer, along with the renovation of a parcel on the north side of 3rd Street that is connected to the main parcel by rights-of-way;

WHEREAS, on November 24, 2020, notice of the LCRA Board of Commissioners meeting at which the public hearing will be held for consideration of the Redevelopment Plan was posted in compliance with the Missouri Sunshine Law, Sections 610.010 to 610.225, RSMo, and the special notice requirements set forth in Section 67.2725, RSMo;

WHEREAS, the public meeting conducted by the LCRA Board of Commissioners to consider the Redevelopment Plan was open to the public, a quorum of the LCRA Board of Commissioners were present and acted throughout, and the proper notice of such hearing was given in accordance with all applicable laws;

WHEREAS, after considering the evidence and testimony received at the public meeting, the LCRA Board of Commissioners now desires to recommend that the City Council make required findings and take certain actions to adopt and implement the Redevelopment Plan; and

WHEREAS, the Board of Commissioners wishes to approve a funding agreement to recover City costs associated with reviewing and processing the Redevelopment Plan and negotiating agreements to implement the Plan, if the Plan is approved by the City Council.

NOW, THEREFORE, be it resolved by the Board of Commissioners for the Land Clearance for Redevelopment Authority for the City of Lee’s Summit:

1. **Findings.** In accordance with the LCRA Act, the LCRA Board of Commissioners makes the following findings and recommends that the City Council by ordinance make the following findings regarding the Redevelopment Plan:

A. The Redevelopment Plan sets forth all required elements of a “redevelopment plan” and an “urban renewal plan” as required by the LCRA Act, and the redevelopment work described in the Redevelopment Plan qualifies as an “urban renewal project” under the LCRA Act.

B. The Redevelopment Area remains a blighted area as previously determined by the City Council, in that:

1. The City Council found that the Redevelopment Area is a blighted area pursuant to the LCRA Act through the adoption of Ordinance No. 7472 which was approved on June 5, 2014.

2. The Redevelopment Area has not undergone substantial redevelopment since 2014, the findings of blight contained in the earlier report are still applicable as the conditions of the Redevelopment Area and the impediments to development identified have not changed and remain applicable.

C. Redevelopment of the Redevelopment Area is necessary and in the interests of the public health, safety, morals and welfare of the residents of the City.

D. The Redevelopment Plan is in conformance with the Comprehensive Plan of the City based on the following:

1. The current zoning of the Redevelopment Area is CP-2, which allows for a wide range of commercial uses including the present land uses. As a result, the City Council has already determined that the proposed project is in conformance with the Comprehensive Plan through the present zoning of the property. Further, Developer does not propose to change the current land uses through the Redevelopment Plan.

3. The City's Comprehensive Plan presents a "workable program" as required by the LCRA Act for this property in that it provides for an official plan of action for effectively dealing with the problem in insanitary, blighted, deteriorated or deteriorating areas within the community and for the establishment and preservation of a well-planned community with well-organized residential neighborhoods of decent homes and suitable living environment for adequate family life, for utilizing appropriate private and public resources to eliminate and prevent the development or spread of insanitary, blighted, deteriorated or deteriorating areas, to encourage needed urban rehabilitation, to provide for the redevelopment of blighted, insanitary, deteriorated and deteriorating areas, and undertaking such activities as may be suitably employed to achieve the objectives of such a program.

2. **Recommendations.** The LCRA Board of Commissioners recommends that the City Council take the following actions with respect to the Redevelopment Plan:

A. adopt an ordinance to make the findings recommended in Section 1 above regarding approval of the Redevelopment Plan;

B. approve the Redevelopment Plan; and

C. designate Cadence Commercial Real Estate as the developer of record for the Redevelopment Plan and enter into a redevelopment contract with the developer for implementation of the Redevelopment Plan.

3. **Delegation of Authority, Powers and Functions.** The LCRA Board of Commissioners hereby delegates the authority, powers and functions of the LCRA with respect to implementation of the Redevelopment Plan and carrying out the purposes and the intent of this Resolution:

A. The LCRA Board of Commissioners hereby delegates to the City of Lee's Summit, Missouri, all of the authority, powers and functions of the LCRA as granted to the LCRA under the

LCRA Act with respect to the planning and undertaking of the Redevelopment Plan and the land clearance project authorized therein within the Redevelopment Area, and the City with thereby be authorized to carry out and perform such authority, powers and functions for the LCRA.

B. The Chairman and other officers of the LCRA Board of Commissioners are authorized and directed to take such actions and execute such documents as are deemed necessary or desirable to carry out the intent of this Resolution and to implement the Redevelopment Plan.

APPROVED BY THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY FOR THE CITY OF LEE'S SUMMIT THIS 1st DAY OF DECEMBER, 2020.

By: _____
Chair of the Board of Commissioners
for the Land Clearance for Redevelopment
Authority of Lee's Summit, Missouri