

BILL NO. 26-088

AN ORDINANCE APPROVING DOCUMENTS RELATED TO THE SECOND TRANSFER OF PROPERTY WITHIN THE BLUE PARKWAY AND COLBERN ROAD REDEVELOPMENT AREA TO ST. LUKE'S EAST HOSPITAL AND AUTHORIZING OTHER ACTIONS IN CONNECTION WITH SAID TRANSFER OF PROPERTY.

WHEREAS, the City of Lee's Summit, Missouri (the "City") is a charter city and a political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and,

WHEREAS, on March 22, 2012, pursuant to Ordinance No. 7164, the City of Lee's Summit, Missouri, approved the Chapter 353 Redevelopment Plan for the Blue Parkway and Colbern Road Redevelopment Area (the "Redevelopment Plan") pursuant to Section 353.010, et seq., the Urban Redevelopment Corporations Law (the "Act"); and,

WHEREAS, the Blue Parkway and Colbern Road Community Improvement District (the "District") was formed on March 22, 2012, pursuant to Ordinance No. 7165, and the City and the District entered into a Cooperative Agreement on April 30, 2012; and

WHEREAS, the City, Unity, Bernell K. Rice, and the Blue Parkway and Colbern Road Redevelopment Corporation entered into a Redevelopment Agreement (the "Redevelopment Agreement") on May 1, 2012, to implement the Redevelopment Plan; and,

WHEREAS, on May 17, 2012, pursuant to Ordinance No. 7186, the City approved a First Amendment to the Redevelopment Plan and the City authorized the execution of a First Amendment to the Redevelopment Agreement; and,

WHEREAS, on May 19, 2016, the City Council passed Ordinance No. 7886 which approved the transfer of property in the Redevelopment Area of the Redevelopment Plan to St. Luke's East Hospital ("St. Luke's") and also approved the Second Amendment to the Redevelopment Plan; and,

WHEREAS, Section 5.01.C of the Redevelopment Agreement, as amended, states that in the event of a property transfer, a proposed transferee shall execute a Transferee Agreement in substantial compliance with Exhibit E of the Redevelopment Agreement (the "Transferee Agreement") with the City before a sale shall occur and changes to a proposed Transferee Agreement shall require approval of the City Council before the Transferee Agreement may be executed by the Mayor; and,

WHEREAS, the City and the Blue Parkway and Colbern Road CID entered into the First Amended and Restated Cooperative Agreement dated August 22, 2023 (the "Amended & Restated Cooperative Agreement"), which amended the original Cooperative Agreement to account for the CID revenues to be generated by the Discovery Park project; and,

WHEREAS, St. Luke's has approached the City with a request to approve additional transfers of property within the Redevelopment Area to St. Luke's, adjacent to the property purchased by St. Luke's in 2016, and the City Council desires to approve the following to facilitate the request: (i) Third Amendment to Redevelopment Agreement, (iii) Transferee Agreement, and (iv) Second Amendment to Cooperative Agreement to provide that (a) the Saint Luke's Property will not be

BILL NO. 26-088

transferred to the Corporation prior to conveyance to Saint Luke's and will not be subject to Tax Abatement as provided in the Redevelopment Plan, (b) during the time that Saint Luke's or its affiliates owns the Saint Luke's Property it will be excluded from the imposition of special assessments imposed by the District, (c) during the time that Saint Luke's or its affiliates owns the Saint Luke's Property sales which occur on the Saint Luke's Property that are exempt from tax under State law and other local laws, apart from the CID Act, shall also be exempt from the CID District Sales Tax, and (d) additional related terms and provisions as set forth in the attached Exhibits.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, AS FOLLOWS:

SECTION 1. The following documents are hereby approved in substantially the forms attached hereto, and City staff and officials are authorized to complete and execute these documents:

- (a) Third Amendment to 353 Redevelopment Agreement which is attached hereto as Exhibit A and incorporated herein by reference;
- (b) First Amendment to the Amended & Restated CID Cooperative Agreement which is attached hereto as Exhibit B and incorporated herein by reference; and
- (c) The Transferee Agreement between St. Luke's East Hospital and the City which is attached hereto as Exhibit C and incorporated herein by reference.

SECTION 2. The Mayor and City Manager of the City is hereby authorized and directed to execute the approved documents, and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk of the City is hereby authorized and directed to attest to and affix the seal of the City to the approved documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 3. The Mayor, City Manager and other officials, agents and employees of the City as required are hereby authorized and directed to take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the City with respect to this Ordinance and the matters referenced herein.

SECTION 4. Effective Date. This Ordinance shall take effect and be in full force from and after its passage and adoption by the City Council and approval by the Mayor.

BILL NO. 26-088

PASSED by the City Council of the City of Lee's Summit, Missouri, this _____ day of _____, 2026.

Mayor *J. Beto Lopez*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said City this _____ day of _____, 2026.

Mayor *J. Beto Lopez*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*

Exhibit A
Third Amendment to 353 Redevelopment Agreement

[Attached]

Exhibit B

**First Amendment to the Amended &
Restated CID Cooperative Agreement**

[Attached]

Exhibit C
Transferee Agreement

[Attached]