

LCRA RESOLUTION NO. 2025-2

A RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF LEE'S SUMMIT, MISSOURI, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE PROJECT 2 (EAST VILLAGE) LCRA REDEVELOPMENT PLAN WITHIN THE 291 SOUTH LCRA REDEVELOPMENT AREA AND TAKE OTHER ACTIONS TO IMPLEMENT THE PROJECT 1 PLAN.

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 20, 2025, the proposed Project 2 (East Village) LCRA Redevelopment Plan (the "**LCRA Plan**") was submitted to the LCRA Board of Commissioners to consider in a public hearing 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 (i) the acquisition and assemblage of blighted property, (ii) blight remediation, (iii) the demolition of blighted buildings and other improvements, (iv) construction of sanitary sewer improvements, storm water improvements, drainage improvements, and other utilities, (v) the construction, and reconstruction of streets and roadway improvements, including improvements to Oldham Parkway, Bailey Road, Missouri 291 Highway, and a new street connecting Oldham Parkway to 16th Street, (vi) grading and site development work, and (vii) the construction of a large mixed-use project contemplated to include restaurant/retail uses, multifamily apartments, townhomes, civic green space, park areas, and walking trails (the "**LCRA Redevelopment Project Area**");

WHEREAS, the LCRA Redevelopment Project Area is located on property that has been declared to be blighted through the adoption of Ordinance No. 7472 in June 2014 and through the adoption of Ordinance No. 9783 in November 2023, and the applicant has submitted a Blight Study in furtherance of the City Council's prior blight finding;

WHEREAS, on November 17, 2025, notice of the LCRA Board of Commissioners meeting at which the public hearing will be held for consideration of the LCRA Plan was posted in compliance with the Missouri Sunshine Law, Sections 610.010 to 610.225, RSMo;

WHEREAS, on November 20, 2025 at 4:00 p.m., the LCRA Board of Commissioners opened the public hearing to consider the proposed LCRA Plan, and after hearing testimony and receiving evidence, the LCRA closed the public hearing to consider the proposed LCRA Plan;

WHEREAS, the public hearing conducted by the LCRA Board of Commissioners to consider the LCRA 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 including Chapter 610, RSMo; and

WHEREAS, after considering the evidence and testimony received at the public hearing, 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 LCRA Plan.

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 LCRA Plan:

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

B. The LCRA Redevelopment Area and the LCRA Redevelopment Project Area for the LCRA Plan is a blighted area, in that the area has a predominance of insanitary or unsafe conditions and conditions which endanger life or property by fire or other causes, and therefore constitutes an economic and social liability in its present condition and use, in that the property exhibits evidence of insanitary and unsafe conditions, contains dilapidated and deteriorating site improvements, and concluded that a majority of the parcels in the study area exhibit these blighting characteristics, all as documented by the Blight Study dated August 8, 2025 which was presented with the LCRA Plan.

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

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

1. The Planning Commission considered the proposed rezoning and preliminary development plan for the project on November 13, 2025, and voted to recommend approval of the rezoning and preliminary development plan for a portion of the LCRA Redevelopment Project Area. The Planning Commission has thus concluded that the proposed project is in conformance with the Comprehensive Plan. The proposed rezoning and preliminary development plan for the project is expected to be considered by the City Council in December 2025.

2. The proposed land uses and building requirements in the Redevelopment Area are designed with the general purpose of accomplishing, in conformance with the Comprehensive Plan, a coordinated, adjusted and harmonious development of the community and its environs which, in accordance with present and future needs, will promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.

3. The City’s Comprehensive Plan presents a “workable program” as required by the LCRA Act for the LCRA Redevelopment Project Area 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 LCRA Plan:

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

B. approve the LCRA Plan; and

C. designate East Village Investors, LLC, as the developer of record for the LCRA Plan and enter into a redevelopment agreement with the developer of record for implementation of the LCRA Plan with respect to the redevelopment in the LCRA Redevelopment Project Area.

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 LCRA 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 LCRA Plan and the land clearance project authorized therein within the Redevelopment Area, and the City will 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 LCRA Plan.

APPROVED BY THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY FOR
THE CITY OF LEE'S SUMMIT THIS 20th DAY OF NOVEMBER, 2025.

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