

BILL NO. 25-010

AN ORDINANCE APPROVING THE PROJECT 1 (OLDHAM VILLAGE) LCRA REDEVELOPMENT PLAN WITHIN THE REDEVELOPMENT AREA FOR THE 291 SOUTH REGIONAL LCRA REDEVELOPMENT PLAN PURSUANT TO THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY ACT.

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, pursuant to the Land Clearance for Redevelopment Authority Act set forth in Sections 99.300 through 99.715, RSMo ("LCRA Act"), Oldham Investments, LLC, (the "Developer") submitted the Project 1 (Oldham Village) LCRA Redevelopment Plan to the City (the "Project 1 LCRA Redevelopment Plan") for consideration as a redevelopment project within the Redevelopment Area of the 291 South Regional LCRA Redevelopment Plan; and,

WHEREAS, on October 2, 2024 after due notice in accordance with the Act, the Land Clearance for Redevelopment Authority Board of Commissioners (the "LCRA") opened a public hearing, at which all interested persons were afforded an opportunity to make comments, file written objections, protests and be heard orally regarding adoption of the LCRA Redevelopment Plan, and thereafter the LCRA adopted Resolution 2024-3 which recommended that the City Council approve the LCRA Redevelopment Plan, make the required findings to adopt the LCRA Redevelopment Plan, designate a single-purpose entity to be created by Developer as the developer of record for the LCRA Redevelopment Plan, and delegated to the City 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 of the 291 South Regional LCRA Redevelopment Plan, and the City will thereby be authorized to carry out and perform such authority, powers and functions for the LCRA; and,

WHEREAS, on November 19, 2024, at a public hearing held by the City Council, after the posting of proper notice of the consideration of this issue and after all parties in interest were provided the opportunity to be heard, the City Council considered the LCRA Redevelopment Plan, the recommendation of the LCRA, the recommendations of City staff and consultants and considered the public objections, protests, comments and other evidence; and,

WHEREAS, having heard and considered the objections, protests, comments and other evidence adduced at the meeting, the evidence and testimony submitted at the LCRA public hearing, the recommendation of the LCRA and the recommendation of City staff, the City Council desires to approve the LCRA Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. The Project 1 LCRA Redevelopment Plan, a copy of which is attached hereto as Exhibit B and incorporated herein by reference, is hereby approved and adopted. In the event of any conflict or inconsistency between the LCRA Redevelopment Plan and this Ordinance, the provisions of this Ordinance shall control.

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SECTION 2. The tract of land legally described in Exhibit A of this Ordinance is hereby designated as the Project 1 Redevelopment Area for the LCRA Redevelopment Plan.

SECTION 3. The City Council hereby finds that:

A. The Project 1 LCRA Redevelopment Plan sets forth all required elements of a “Redevelopment Plan” and an “urban renewal plan” as required by the LCRA Act, which are set forth in detail in Section 6 of the Project 1 LCRA Redevelopment Plan, and the redevelopment work described in the Project 1 LCRA Redevelopment Plan qualifies as an “urban renewal project” under the LCRA Act;

B. The Project 1 Redevelopment Area remains a blighted area as previously determined by the City Council, in that:

1. The City Council found that the Redevelopment Area which comprises the entire Oldham Village mixed-use project area, is a blighted area pursuant to the Real Property Tax Increment Financing Allocation Redevelopment Act set forth in Chapter 99 of the Revised Statutes of Missouri through the adoption of Ordinance No.7472 on June 14, 2014 (as amended by Ordinance No. 7776 approved on December 21, 2015, and Ordinance No. 9783 approved on November 14, 2023 which declared the Redevelopment Area for the 291 South Regional LCRA Redevelopment Plan to be a blighted area under the LCRA Act;

2. The definition of “blighted area” under Section 99.805(1) RSMo is the same as the “blighted area” definition set forth in Section 99.320(3) of the LCRA Act and the Property satisfies the criteria of a blighted area under the LCRA Act.

C. Redevelopment of the Project 1 Redevelopment Area is necessary and in the interests of the public health, safety, morals and welfare of the residents of the City;

D. The Project 1 LCRA Redevelopment Plan is in conformance with the Ignite! Comprehensive Plan (the “Comprehensive Plan”) of the City based on the following:

1. A Preliminary Development Plan for the Redevelopment Project Phase 1 and Phase 2 was approved by the City Council on ____, 2025 through the adoption of Ordinance No. ____ (the “Preliminary Development Plan”) and the proposed land uses for Project 1 are in conformance with the approved Preliminary Development Plan. In approving the Preliminary Development Plan, the City made findings that the proposed land uses within the Redevelopment Project were consistent with the City’s Comprehensive Plan.

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. The Project 1 LCRA Redevelopment

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Plan provides for adequate parking, the promotion of healthful and convenient distribution of population, the provision of adequate public facilities, the promotion of sound design and arrangement and the efficient expenditure of public funds, the prevention of the recurrence of unsanitary and unsafe dwelling accommodations, and blight clearance

3. The Comprehensive Plan presents a “workable program” as required by the LCRA Act for the Project 1 Redevelopment 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.

SECTION 4. Oldham Investors, LLC is hereby designated the a developer of record for the Project 1 LCRA Redevelopment Plan, which may be carried out through a subsidiary entity that is owned and controlled by Developer.

SECTION 5. Approval of the Project 1 LCRA Redevelopment Plan by this Ordinance is conditioned upon the developer of record entering into a redevelopment contract and a lease agreement with the City upon terms acceptable to the City to carry out the goals and objectives of the Project 1 LCRA Redevelopment Plan. The City Manager and his designees are authorized and directed to negotiate a redevelopment contract and lease agreement with the developer of record to implement the Project 1 LCRA Redevelopment Plan. Failure of the developer of record to enter into such contract shall nullify and render void the approvals granted in this ordinance upon such declaration by the City Council.

SECTION 6. The City Council hereby accepts for the City the delegation all of the authority, powers and functions of the LCRA Board as granted to the LCRA Board under the LCRA Act with respect to the planning and undertaking of the Project 1 LCRA Redevelopment Plan and the land clearance project authorized therein within the Project 1 Redevelopment Area, and the City is hereby authorized to carry out and perform such authority, powers and functions for the LCRA Board, as delegated to the City by the LCRA Board pursuant to LCRA Resolution 2024-3 on October 2, 2024.

SECTION 7. City officers and agents of the City are each hereby authorized and directed to take such 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.

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SECTION 8. This Ordinance shall be in full force and effect from and after its passage, adoption, and approval by the Mayor.

PASSED by the City Council for the City of Lee's Summit, Missouri, this _____ day of _____, 2025.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this _____ day of _____, 2025.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*

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EXHIBIT A

LEGAL DESCRIPTION OF REDEVELOPMENT AREA

A TRACT OF LAND BEING LOCATED IN SECTIONS 7 & 8, TOWNSHIP 47, RANGE 31, LEE'S SUMMIT, JACKSON

COUNTY

MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7; THENCE N87°41'40"W ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 865.12 FEET TO THE POINT OF BEGINNING;; THENCE N57°07'36"W, A DISTANCE OF 498.06 FEET; THENCE S32°47'59"W, A DISTANCE OF 74.98 FEET; THENCE S2°26'55"W, A DISTANCE OF 2068.05 FEET; THENCE S87°33'04"E, A DISTANCE OF 215.90 FEET; THENCE N2°25'22"E, A DISTANCE OF 555.23 FEET; THENCE S88°17'49"E, A DISTANCE OF 260.52 FEET; THENCE S2°33'08"W, A DISTANCE OF 221.84 FEET; THENCE S87°48'02"E, A DISTANCE OF 280.68 FEET; THENCE S2°32'26"W, A DISTANCE OF 303.63 FEET; THENCE S88°04'40"E, A DISTANCE OF 339.94 FEET; THENCE S2°23'57"W, A DISTANCE OF 37.99 FEET; THENCE S87°48'18"E, A DISTANCE OF 263.03 FEET; THENCE S02°29'21"W, A DISTANCE OF 738.69 FEET; THENCE S01°59'34"W, A DISTANCE OF 83.91 FEET; THENCE S87°43'36"E, A DISTANCE OF 385.11 FEET; THENCE N23°09'32"E, A DISTANCE OF 102.58 FEET; THENCE N6°07'34"W, A DISTANCE OF 1338.91 FEET; THENCE N87°50'52"W, A DISTANCE OF 62.60 FEET; THENCE N2°37'19"E, A DISTANCE OF 158.07; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 1375.94 FEET, AN ARC DISTANCE OF 490.71 FEET; THENCE N87°25'57"W, A DISTANCE OF 74.50 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 183.56 FEET; THENCE N43°39'15"W, A DISTANCE OF 495.95 FEET; THENCE N44°17'15"W, A DISTANCE OF 122.21 FEET; THENCE N60°40'49"W, A DISTANCE OF 154.60 FEET; THENCE N57°07'36"W, A DISTANCE OF 159.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,611,120.36 SF (59.94 ACRES MORE OR LESS)

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EXHIBIT B

PROJECT 1 (OLDHAM VILLAGE) LCRA REDEVELOPMENT PLAN

[See attached]