BILL NO. 26-040

AN ORDINANCE APPROVING A LEASE AGREEMENT FOR THE PARAGON STAR VILLAGE GARAGE LAND CLEARANCE REDEVELOPMENT AUTHORITY REDEVELOPMENT PLAN.

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"), Paragon Star, LLC, (the "Developer") submitted the Paragon Star Village Garage LCRA Redevelopment Plan to the City (the "LCRA Redevelopment Plan"); and,

WHEREAS, on June 22, 2022 after due notice in accordance with applicable law, the Land Clearance for Redevelopment Authority Board of Commissioners (the "LCRA Board") 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 Board adopted Resolution 2022-1 which recommended that the City Council approve the LCRA Redevelopment Plan, make the required findings to adopt the LCRA Redevelopment Plan, designate an entity 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 Board 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; and,

WHEREAS, on July 12, 2022, at a public hearing held by 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 Board, the recommendations of City staff and consultants and considered the public objections, protests, comments and other evidence; and,

WHEREAS, pursuant to Ordinance No. 9466 passed on July 19, 2022, City Council approved the LCRA Redevelopment Plan, and City Council now desires to approve documents to implement the LCRA Plan.

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

SECTION 1. The Lease Agreement between the City of Lee's Summit, Missouri and Paragon Star, LLC for the LCRA Redevelopment Plan (the "Lease Agreement") is hereby approved in substantially the form attached hereto as **Exhibit A**. The City shall execute and deliver the Lease Agreement as soon as practicable, upon delivery by the lessee of the necessary closing items identified by counsel to the City.

SECTION 2. The Mayor or City Manager of the City is hereby authorized and directed to execute the Lease Agreement, with such revisions as needed to identify and incorporate the appropriate company as the lessee, 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 Lease Agreement 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 the Lease Agreement.

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.

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

_____
Mayor *William A. Baird*

ATTEST:

_____
City Clerk *Trisha Fowler Arcuri*

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

_____
Mayor *William A. Baird*

ATTEST:

_____
City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

_____
City Attorney *Brian W. Head*

Exhibit A

Lease Agreement

[Attached]