

**LCRA RESOLUTION NO. 2026-3**

**A RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF LEE’S SUMMIT, MISSOURI, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE ARBORSIDE LCRA REDEVELOPMENT 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 May 1, 2026, the proposed Arborside LCRA Redevelopment Plan (the “**LCRA Plan**”) was filed with the LCRA Board of Commissioners through the City Clerk 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 construction of sanitary sewer improvements, storm water improvements, drainage improvements, and other utilities, (iv) the construction, and reconstruction of primary arterial transportation improvements, streets and roadway improvements, including improvements to Todd George Parkway, (v) grading and site development work, and (vi) the construction of a multiple development projects including residential, commercial, industrial and institutional uses, civic green space, park areas, and walking trails (the “**LCRA Redevelopment Project Area**”);

WHEREAS, on May 20, 2026, 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, at the meeting on May 27, 2026 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 suffers from

the deterioration of site improvements as set forth in the Blight Study which is attached to the LCRA Plan. The property is also economically underutilized, in that redevelopment of this property could promote a higher level of economic activity, increased employment and greater services to the public. The LCRA Board therefore concludes that the LCRA Redevelopment Area 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 May 15, 2026 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. The LCRA Board received testimony and evidence from City staff and Land Reserve representatives which explained that the City relies on a policy of development exactions in the course of routinely considering and approving many land use applications on the condition that designated public improvements must be funded and constructed by the developer. This places the financial burden on development applicants to establish funding and financing plans for the construction of certain significant City public improvements that are needed to serve new development, based on the facts and circumstances associated with each new development project. This exactions policy necessitates the preparation and approval of funding and financing plans for significant public improvements which lie outside the scope of the City's annual Capital Improvements Plan for major public infrastructure improvements throughout the City.

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

1. On May 14, 2026, the Planning Commission conducted a public hearing to consider an amendment to the Ignite! Comprehensive Plan regarding the land uses that should be designated on the Future Land Use Map of the Comprehensive Plan for the LCRA Redevelopment Project Area, and thereafter passed Resolution 2026-004 which amended the Future Land Use Map of the Comprehensive Plan for the LCRA Redevelopment Project Area, and also passed Resolution 2026-005 which recommended that the City Council approve the Arborside LCRA Redevelopment Plan because it is consistent with and in conformity with the Comprehensive Plan, as amended.

2. The LCRA Board of Commissioners evaluated the consistency between the LCRA Plan and the Ignite! Comprehensive Plan at the public hearing on May 27, 2026. The Board evaluated the land-use designations of the City's Future Land Use Map of the Ignite! Comprehensive Plan. The Comprehensive Plan calls for a variety of land uses to be development in the Arborside Redevelopment Area, including Industrial uses, Residential uses in various densities, a Mixed Use area which may include a mix of commercial, office and residential uses together in the same general development project, and the North PRI "Activity Center." Collectively, each of the land uses set forth on the Future Land Use Map of the Ignite! Comprehensive Plan are also described in the LCRA Plan, and the precise geographic locations of each land use may be adjusted as the City evaluates and approves rezoning and preliminary development plan applications for such development. The LCRA Board therefore finds and recommends that the City Council conclude that the LCRA Plan is feasible and in conformity with the general plan for the development of the community as a whole as set forth in the Ignite! Comprehensive Plan.

3. 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.

4. 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 Land Reserve, Inc., 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 Area.

3. **Delegation of Authority, Powers and Functions.** The LCRA Board of Commissioners hereby delegates the authority, powers and functions of the LCRA Board 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 27<sup>th</sup> DAY OF MAY, 2026.

By: \_\_\_\_\_  
Mark White  
Chair of the Board of Commissioners for  
the Land Clearance for Redevelopment  
Authority of Lee's Summit, Missouri