

BILL NO. 22-26

AN ORDINANCE AUTHORIZING THE FORMATION OF THE DOWNTOWN MARKET PLAZA REDEVELOPMENT CORPORATION FOR THE DOWNTOWN MARKET PLAZA PROJECT.

WHEREAS, the City has engaged in planning and preparation efforts to proceed with the Downtown Lee's Summit Market Center Project (the "Downtown Market Plaza Project") which is generally planned to be located in an area bounded by 2nd Street on the north, 3rd Street on the South, Green Street on the west and Johnson Street on the east, and extending across Green Street into the area that currently serves as the Civic Plaza for City Hall (collectively the "Redevelopment Area"); and,

WHEREAS, in January 2022, the City executed an Amended and Restated Development Structure Agreement (the "Development Structure Agreement") with Lane4 Development Group, Inc. ("Developer"), and Biederman Redevelopment Ventures ("Manager") for the Downtown Market Plaza Project; and,

WHEREAS, the Development Structure Agreement contains an Organizational Chart and an Ownership Chart as Exhibits B and C, respectively, which contemplate that a redevelopment corporation will be formed by the City pursuant to Chapter 353 of the Revised Statutes of Missouri for the purpose of providing for the long-term operation and management of the public components of the Downtown Market Plaza Project, and also to integrate the use and operation of the public components with the private tenant spaces within the Redevelopment Project Area; and,

WHEREAS, the Corporation will be formed for public purposes, and the Articles of Agreement will contain the following statements, among other purposes that may be authorized for the Corporation:

- The Corporation has been organized to serve a public purpose, and all real estate acquired by it of the City and all structures erected by it or the City are to be acquired for the purpose of promoting the public health, safety and welfare.
- The Corporation has been organized for the purpose of the clearance, replanning, reconstruction or rehabilitation of blighted areas, and the construction of commercial, residential and public structures.
- The Corporation has been organized to implement the Downtown Market Plaza Redevelopment Plan.

WHEREAS, the City Council now desires to authorize City staff to take those actions necessary to form the Downtown Market Plaza Redevelopment Corporation (the "Corporation") for the purpose of providing for the long-term management and operations of the public spaces within the Redevelopment Project Area.

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

SECTION 1. The City Council hereby authorizes City staff and officials to take all steps necessary to create the Downtown Market Plaza Redevelopment Corporation with the Missouri Secretary of State pursuant to Chapter 353 of the Revised Statutes of Missouri, and operate, maintain and manage the Corporation in accordance with all applicable Missouri laws and regulations and the directives of the City Council for the Downtown Market Plaza Project.

SECTION 2. 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 and actions authorized pursuant to Section 1.

SECTION 3. 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 of the City of Lee's Summit, Missouri, this _____ day of _____, 2022.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this ____ day of _____, 2022.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*