

RESOLUTION No. 1-4-26

RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI APPROVING FINDING OF BLIGHT AND THE PROPOSED 114 W. LINWOOD BOULEVARD URBAN RENEWAL PLAN; AUTHORIZING SUBMISSION OF URBAN RENEWAL PLAN TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL; AND AUTHORIZING OTHER ACTIONS RELATED THERETO.

WHEREAS, the Land Clearance for Redevelopment Authority of Kansas City, Missouri (“Authority”) is a public body corporate and politic created by the Land Clearance for Redevelopment Authority Law, Sections 99.300, *et seq.*, RSMo, as amended (“LCRA Law”), and is transacting business and exercising the powers granted by the LCRA Law by virtue of Committee Substitute for Ordinance No. 16120, duly passed by the City Council of the City of Kansas City, Missouri (“City”), November 21, 1952; and

WHEREAS, the Authority has prepared or has caused to be prepared the 114 W. Linwood Boulevard Urban Renewal Plan (the “Plan”), attached hereto and incorporated herein as Exhibit A, for the 114 W. Linwood Boulevard Urban Renewal Area (the “Plan Area”), which is located approximately at 114 W. Linwood Boulevard, Kansas City, Missouri 64111; and

WHEREAS, the Plan, among other things, calls for the renovation of the vacant 3-story structure to provide street-level commercial space that could include office, food and beverage, retail, and space for arts-related uses and the second floor and mezzanine is intended for artist workspaces/offices; and

WHEREAS, the Authority has received the Blight Study prepared by Sterrett Urban LLC, dated December 24, 2025 (the “Blight Study”); and

WHEREAS, the Blight Study concludes that the Plan Area is a blighted area under the LCRA Law. A complete copy of the Blight Study, including appendices, is on file with the Authority; and

WHEREAS, the Authority has determined, on the basis of investigations and surveys conducted by it or at its direction, that the Plan Area is a “blighted” area within the definition of such term pursuant to the LCRA Law; and

WHEREAS, it is desirable and in the public interest that upon the necessary preliminary determinations having been made in accordance with the provisions of Section 99.430 of the LCRA Law, that the Plan be adopted and in all respects approved; and

WHEREAS, the Authority proposes, pursuant to Section 99.430 of the LCRA Law, to submit its finding that the Plan Area is blighted and approval of the Plan to the City Council of the City of Kansas City, Missouri with a request to declare, by resolution or ordinance, the Plan Area to be blighted in need of redevelopment and to approve the Plan in accordance with the provisions of the LCRA Law.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, as follows:

1. The Board of Commissioners has carefully reviewed the Blight Study, including the exhibits attached thereto, and finds that the Plan Area meets the statutory definition of a blighted area in need of redevelopment and rehabilitation and is appropriate for a land clearance project or urban renewal project under the LCRA Law and further finds that a preponderance of the Plan Area is blighted under the LCRA Law. The undertaking by the Authority of surveys and plans for land clearance projects or urban renewal projects with respect thereto, incorporating, but not limited to, the types of activities contemplated by Sections 99.320(10) and (22) of the LCRA Law, is hereby ratified and approved.
2. The findings of the Blight Study will be submitted to the City Council with a request to declare, by resolution or ordinance, the Plan Area to be a blighted area in need of redevelopment and to approve the Plan in accordance with the provisions of the LCRA Law.
3. The Board of Commissioners, as required by Section 99.430.1(6) of the LCRA Law, finds that the Plan, as proposed for the Plan Area, is designed with the general purpose of accomplishing, in conformance with the Midtown/Plaza Area Plan, in effect for the Plan Area, and the Kansas City Spirit Playbook, the adopted comprehensive master plan for the City, a coordinated, adjusted and harmonious development of the City and its environs.
4. The Executive Director and Authority staff are authorized and directed to transmit copies of the Blight Study, the Plan and this Resolution, together with the results of the investigation and surveys heretofore conducted by it with respect to the Plan Area, to the planning agency of the City and to the City Council, and request that the City Council declare, by resolution or ordinance, the Plan Area to be a blighted area in need of rehabilitation and redevelopment, recommend that the Plan be approved, and request that the City Council to take such further actions and make such further determinations and approvals by said respective bodies as are necessary to the adoption, approval and implementation of the Plan.
5. This Resolution shall take effect immediately.

ADOPTED by the Land Clearance for Redevelopment Authority of Kansas City, Missouri this 22nd day of January, 2026.

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF KANSAS CITY, MISSOURI

By: Chad Grittman
Chad Grittman, Chairman

ATTEST:

Daniel Moye
Daniel Moye, Secretary



EXHIBIT A

114 W. Linwood Boulevard Urban Renewal Plan