

## RESOLUTION NO. 130414

Consenting to the transfer of commercial real property located at 10315 East Independence Avenue, Independence, Missouri, 64053 by Land Trust of Jackson County, Missouri [Jackson County Tax Parcel No. 27-120-07-04-00-0-00-000], being portions of Lot 439 and Lot 440, Fairmount, a subdivision in the City of Independence, Jackson County, Missouri (“Land Trust Property”) to Truman Medical Center, Inc. (“TMC”), for demolition and redevelopment by TMC in accordance with that certain Development Plan for the Truman Medical Clinic Project (the “Project”).

WHEREAS, the City Council of the City of Independence, Missouri, in Ordinance No. 18102, approved a Development Plan under Chapter 353, RSMo, for the Project; and

WHEREAS, an affiliate of TMC is designated the Chapter 353 Redevelopment Corporation in the Development Plan; and

WHEREAS, the City of Independence has agreed to provide parking under the Plan by conveying its property to TMC for such purpose; and

WHEREAS, the Land Trust Property is within Phase I of the Development Plan, which requires development of TMC’s clinic; and

WHEREAS, this Resolution is being made in collaboration with the City of Independence, its staff and City Council to facilitate the development of the medical clinic and the Project; and

WHEREAS, the Land Trust staff has inspected the Land Trust Property to assess the economic viability for renovation or in the alternative, demolition of the building on the Land Trust Property and determined such property to be blighted and in need of demolition; and

WHEREAS, the building structures and other improvements, including the Land Trust Property, are within the Plan Area and have been designated blighted by the City Council, and the development of a medical clinic will provide better access to health care for the residents of the cities of Independence and Kansas City, Missouri in an underserved area of each city; and

WHEREAS, the City of Kansas City shares the concern of the City of Independence, that the Project is necessary to facilitate the redevelopment of the Land Trust Property and remove the blight; and

WHEREAS, the inventory of properties held by Land Trust of Jackson County, Missouri is increasing due to an increase in tax-delinquency; and

WHEREAS, there is a tremendous need to get these properties repaired, redeveloped and returned to productive use; and

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WHEREAS, Land Trust of Jackson County, Missouri can only convey property for less than two-thirds of appraised value with the consent of two of the three following appointing authorities: Jackson County, Missouri, Kansas City, Missouri School District and City of Kansas City, Missouri; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City of Kansas City hereby recommends and consents to its appointed land trustee and all other appointed land trustees that serve on the Land Trust of Jackson County, Missouri (“Land Trust”) to vote for the approval of donation of the Land Trust Property to TMC and to consent to the transfer, without consideration by Land Trust, the Land Trust Property.

Section 2. That the City of Kansas City hereby authorizes the Land Trust to attach to any deed to property the transfer of which is pursuant to this Resolution, a duly certified copy of this Resolution as evidence of the City’s consent, as required by RSMo 141.750.2. The Land Trust may rely upon this Resolution until written notice is given of its revocation and withdrawal.

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