

**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD  
VIDEO-CONFERENCE SPECIAL MEETING ON JANUARY 6, 2023**

**MINUTES**

1. **Roll Call.**

**Present:** Andrea Bough (*via Zoom*)  
Rob Gardner (*via Zoom*)  
Tammy Henderson (*via Zoom*)  
David Kemper (*via Zoom*)  
Melissa Patterson-Hazley (*via Zoom*)

**Staff:** Dan Moye, LCRA (*via Zoom*)  
Susan Tumey, LCRA (*via Zoom*)

**LCRA Legal Counsel:** Brian Engel, Rouse Frets (*via Zoom*)

**Guests:** Dan Nelson (*via Zoom*)  
Kathleen Pointer, KCMO Public Schools (*via Zoom*)

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The special meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority began at approximately 11:00 a.m. on January 6, 2023 when Mr. Moye declared quorum as all Commissioners were in attendance.

**EXECUTIVE SESSION**

2. Consideration of legal, real estate and personnel issues, and other matters related thereto, pursuant to Sections 610.021(1)(2)(3) RSMo.

*[The Board moved into closed session to discuss legal issues and other matters related thereto, pursuant to Sections 610.010 (1)(2) RSMo]*

Motion to move into Executive Session made by Ms. Bough and seconded by Ms. Henderson

*Roll Call Vote to Move into Executive Session*

Ms. Bough     Aye  
Mr. Gardner   Aye  
Ms. Henderson Aye  
Mr. Kemper    Aye  
Ms. Patterson Aye

*Roll Call Vote to Move out of Executive Session and reopen Public Session*

Ms. Bough     Aye  
Mr. Gardner   Aye  
Ms. Henderson Aye  
Mr. Kemper    Aye  
Ms. Patterson Aye


*ACTION TAKEN IN CLOSED SESSION:* NONE; INFORMATIONAL ONLY

**RESUME BUSINESS SESSION**

3. **Adjourn.**

There being no further business, the meeting adjourned at approximately 11:50 a.m.



  
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Daniel Moye, Secretary

**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD  
VIDEO-CONFERENCE MEETING ON JANUARY 24, 2023**

**MINUTES**

1. **Roll Call.**

**Present:** Andrea Bough  
Rob Gardner  
David Kemper

**Absent:** Tammy Henderson  
Melissa Patterson-Hazley

**Staff:** Dan Moye, LCRA  
Susan Tumey, LCRA  
Steven Anthony, EDC  
David Leader, EDC  
Bob Long, EDC  
Sandra Rayford, EDC

**LCRA Legal Counsel:** Brian Engel, Rouse Frets (*via Zoom*)

**Guests:** Kevin Hardy, Kansas City Star (*via Zoom*)  
Robin Humphrey (*via Zoom*)  
Anne Jordan, Policy Director, Mayor's Office (*via Zoom*)  
Nailah Mbiti (*via Zoom*)  
Kathleen Pointer, KCMO Public Schools (*via Zoom*)

The monthly meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority began at approximately 10:00 a.m. on January 24, 2023 when Mr. Moye declared quorum as three (3) of the five (5) Commissioners were in attendance.

2. **Administrative** - *Annual Election of Officers for 2023* (Rob Gardner)

- Topic required further discussion as Ms. Hazley may need to take a leave of absence until June, 2023 (*Moye*)

*ACTION TAKEN:* TABLED UNTIL FURTHER NOTICE.

3. **Minutes** - *Review and approval of Meeting Minutes for December 12, 2022 as presented (Ex. 3)*

*ACTION TAKEN:* APPROVED THE MINUTES FOR DECEMBER 12, 2022, AS PRESENTED. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY.



4. **Central Business District URA - 720 Oak - Consideration of Loan Modification to Convert Interest Rate to a Fixed Rate** (Brian Engel) (Ex. 4)

*[All statements made by Mr. Engel unless otherwise noted]*

➤ **Overview**

- Existing 25-year sale/leaseback, which expires on December 28, 2025
- Purpose of sale/leaseback was to rehabilitate an office building
  - Project also encompassed an adjacent parking lot

➤ **Loan Documents**

- Developer wants to convert the original loan's variable interest rate to a fixed interest rate
- Board can approve the interest rate modification at today's meeting subject to the Executive Director's and Legal Counsel's document review
  - Commerce Bank has not yet provided their response to LCRA's revisions to the 2023 loan documents
  - Original loan documents made it clear that the LCRA was only a conduit borrower and had no payment obligations
  - Language in the 2023 boilerplate loan documents was not factually correct regarding LCRA's payment obligations
  - Commerce Bank did not rely on LCRA's financial statements for the loan or the modification
  - If LCRA cannot reach consensus with Commerce Bank about the documents, it will discuss any future actions, if any, with the developer

Mr. Engel advised that the Board would retain quorum if Mr. Kemper recused himself from voting on the matter.

*ACTION TAKEN:* APPROVED A MODIFICATION TO THE COMMERCE BANK LOAN TO CONVERT THE VARIABLE INTEREST RATE TO A FIXED INTEREST RATE AS PROVIDED IN THE LOAN MODIFICATION DOCUMENTS; AUTHORIZED AND DIRECTED LCRA TO EXECUTE AND DELIVER THE LOAN MODIFICATION DOCUMENTS AND RELATED DOCUMENTS, SUBJECT TO ANY CHANGES, ADDITIONS OR REVISIONS THEY, UPON THE ADVICE OF COUNSEL, MAY DEEM NECESSARY OR DESIRABLE. MOTION MADE BY MS. BOUGH, SECONDED BY MR. GARDNER, AND CARRIED BY THE FOLLOWING VOTE:

MS. BOUGH	AYE
MR. GARDNER	AYE
MR. KEMPER	ABSTAIN

*(RES. NO. 1-1-23)*



5. **Administrative.**

- a. **Executive Director's Report** - *Active Projects Tracking System Report* (Dan Moye)  
(Ex. 5A)

*ACTION TAKEN: NONE; INFORMATIONAL ONLY*

- b. **Administrative** – *Discussion of policy reforms for single family tax abatement* (Dan Moye)

*[All statements made by Mr. Moye unless otherwise noted.]*


- Changes should be made to the criteria for granting single-family abatements in large urban renewal areas
  - Developers can currently receive single-family abatement for a \$500,000 home as long as they meet the requirements
  - Need to avoid gentrification
- Value Cap
  - Should not be set too low to block abatement for new construction
- Workable Policy
  - Amending the Workable Policy would be necessary as it grants the Executive Director administrative approval of single-family abatements
- Affordability
  - City's definition of affordable as \$275,000 is probably too high (*Bough*)
  - Program would still apply to smaller scale projects
- Current rules require the developer to own the home they are rehabbing or are planning to use the property as a rental to receive abatement
  - Foreign LLCs are required to register with the Missouri Secretary of State to prove authorization to conduct business and to own property in the state
  - Changes should include requiring the foreign LLC to register with the City of Kansas City, Missouri and to present a Certificate of Good Standing (*Bough*)
- Proposed that the amount of investment be a minimum of \$5,000 or up to 5% market value
  - Origin of the \$5,000 benchmark is not known but may have been carried over from another program (*Engel*)

*ACTION TAKEN: NONE; INFORMATIONAL ONLY*

6. **Adjourn.**

There being no further business, the meeting adjourned at approximately 10:45 a.m.



  
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Daniel Moye, Secretary

**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD  
VIDEO-CONFERENCE MEETING ON FEBRUARY 28, 2023**

**MINUTES**

1. **Roll Call.**

**Present:** Andrea Bough (*via Zoom*)  
Tammy Henderson (*via Zoom*)  
David Kemper (*via Zoom*)

**Absent:** Rob Gardner  
Melissa Patterson-Hazley

**Staff:** Dan Moye, LCRA (*via Zoom*)  
Susan Tumey, LCRA (*via Zoom*)  
Bob Long, EDC (*via Zoom*)  
Sandra Rayford, EDC (*via Zoom*)

**LCRA Legal Counsel:** Brian Engel, Rouse Frets (*via Zoom*)

**Guests:** Daniel Ferguson-Leon, UMKC (*via Zoom*)  
Kathleen Pointer, KCMO Public Schools (*via Zoom*)

The monthly meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority began at approximately 10:00 a.m. on February 28, 2023 when Mr. Moye declared quorum as three (3) of the five (5) Commissioners were in attendance.

2. **Minutes** - *Review and approval of Meeting Minutes for January 23, 2023 as presented (Ex. 2)*

*ACTION TAKEN:* APPROVED THE MINUTES FOR JANUARY 23, 2023, AS PRESENTED. MOTION MADE BY MS. HENDERSON, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY.

3. **Main 31 Holmes** – *Consideration of Termination of the Main 31 Holmes Urban Renewal Plan (Bob Long) (Ex. 3)*

➤ **Overview**

- Plan area consists of two components - (1) E. 31<sup>st</sup> Terrace and Main and (2) E. 31<sup>st</sup> Street and Holmes
  - Contract Furnishings' main facility is at the 31<sup>st</sup> Terrace and Main location
  - Off-street parking and a warehouse owned by Contract Furnishings is at 31<sup>st</sup> and Holmes

- Plan called for redevelopment of lots for off-street parking and the development of an addition for the warehouse and shipping facility
- Last action in the 2007 original Main 31 Plan was the removal of two parcels owned by the Children’s Therapeutic Learning Center

➤ **Tax Abatement**

- Tax abatement was never issued in the Main 31 URA
- Parcels on 31<sup>st</sup> and Holmes remain eligible for tax abatement as they are within the Longfellow Dutch Hill Urban Renewal Area

*ACTION TAKEN:* APPROVED THE TERMINATION TO THE MAIN 31 URBAN RENEWAL PLAN AND FORWARDING THE RECOMMENDATION TO CITY COUNCIL. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY. (RES. NO. 2-1-23)

4. **South Humboldt Urban Renewal Area** - *Consideration of Release of Deed Restrictions and Contract to Sell and Purchase* (Brian Engel) (Ex. 4A-4D)

➤ **Warranty Deed**

- City of Kansas City requested that the LCRA terminate the use restrictions in the Warranty Deed and the Sale Contract from the 1960 sale of 1119 and 1121 Cherry
  - The restrictions needed to be terminated as title encumbrances to allow for future development plans (*Kemper/Moye*)
- 1119 and 1125 Cherry continue to be used for their original purpose, as a surface parking lot for the Police Headquarters building (*Engel*)
  - Other uses for the Property are permitted via the South Humboldt URA and City Ordinance (*Kemper/Engel*)

*ACTION TAKEN:* APPROVED TERMINATION AND RELEASE OF CONTRACT TO SELL AND PURCHASE AND RELEASE OF DEED RESTRICTIONS. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY. (RES. NO. 2-2-23)

5. **33<sup>rd</sup> & Montgall URA** – *Consideration of Modified Tax Abatement (Palestine Gardens Apartments)* (Brian Engel) (Ex. 5)

➤ **Tax Incentives**

- Developer has requested that the Board modify its previously approved tax incentive for the project (*Engel*)
  - The Board had approved in November 2021 a complete property tax exemption for up to 50 years, a STECM, and a bond issuance (*Engel*)
  - Developer withdrew its original incentive request as the County deemed the property to be tax-exempt due to its ownership by a non-profit entity (*Engel*)



- Developer's request for a lighter incentive of 100% abatement for 10 years is more traditional and appropriate (*Moye*)
- Developer wanted to ensure that the abatement would be effective if for some reason the tax status of the property (currently exempt) should change (*Engel*)
- Plans for the property at this time are for the current owner to maintain its ownership but lease it to a newly formed entity for the project (*Engel*)
- With the bonds and other financing for the project, Developer is expected to quickly begin the rehabilitation after the closing (*Engel*)
- Kansas City, Missouri School District is in favor of the lighter incentive (*Henderson/Pointer*)

*ACTION TAKEN:* APPROVED MODIFIED TAX ABATEMENT AT 100% FOR 10 YEARS FOR THE PROJECT WITHIN THE 33<sup>RD</sup> AND MONTGALL URBAN RENEWAL AREA. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY. (*RES. NO. 2-3-23*)

6. **Administrative.**

- a. **Executive Director's Report** - *Active Projects Tracking System Report* (Dan Moye) (**Ex. 6A**)

*ACTION TAKEN:* NONE; INFORMATIONAL ONLY

**EXECUTIVE SESSION**

7. *Consideration of legal, real estate and personnel issues, and other matters related thereto, pursuant to Sections 610.021(1)(2)(3) RSMo.*

*[The Board moved into closed session to discuss legal issues and other matters related thereto, pursuant to Sections 610.021(1) RSMo]*

Motion to move into Executive Session made by Ms. Bough and seconded by Mr. Kemper

*Roll Call Vote to Move into Executive Session*

Ms. Bough     Aye  
 Ms. Henderson Aye  
 Mr. Kemper    Aye

*Roll Call Vote to Move out of Executive Session and reopen Public Session*

Ms. Bough     Aye  
 Ms. Henderson Aye  
 Mr. Kemper    Aye


*ACTION TAKEN IN CLOSED SESSION: NONE; INFORMATIONAL ONLY*

**RESUME BUSINESS SESSION**

8. **Adjourn.**

There being no further business, the meeting adjourned at approximately 10:45 a.m.



  
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Daniel Moye, Secretary

**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD  
VIDEO-CONFERENCE MEETING ON MARCH 28, 2023**

**MINUTES**

**1. Roll Call.**

**Present:** Andrea Bough  
Rob Gardner  
Tammy Henderson  
David Kemper

**Absent:** Melissa Patterson-Hazley

**Staff:** Dan Moye, LCRA  
Susan Tumey, LCRA  
Steven Anthony, EDC  
David Leader, EDC  
Bob Long, EDC  
Sandra Rayford, EDC

**LCRA Legal Counsel:** Brian Engel, Rouse Frets (*via Zoom*)

**Guests:** Brenner Bernstein (*via Zoom*)  
Ashley Dowd (*via Zoom*)  
Tim Duggan (*via Zoom*)  
Tom Friestad (*via Zoom*)  
Roxsen Koch (*via Zoom*)  
Sam Lewis, Skyline Homes (*via Zoom*)  
Kathleen Pointer, KCMO Public Schools (*via Zoom*)  
Josh Wyrick, IUPAT (*via Zoom*)  
Pedro Zamora, Hispanic Economic Development Corp (*via Zoom*)

The monthly meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority began at approximately 10:00 a.m. on March 28, 2023 when Mr. Moye declared quorum as four (4) of the five (5) Commissioners were in attendance.

**2. Administrative - Annual Election of Officers for 2023 (Rob Gardner)**

The officers of the Authority elected for calendar year 2023 are as follows:

Chairman	Rob Gardner
Vice-Chairman	Melissa Hazley
Secretary	Daniel Moye
Assistant Secretary	Susan Tumey
Treasurer	Vacant



- Ms. Hazley’s current leave of absence does not prohibit the Board from electing her as Vice-Chairman (*Bough/Moye*)
- The Treasurer position would remain vacant for the time being (*Bough/Moye*)

*ACTION TAKEN:* ELECTED THE SLATE OF OFFICERS NOMINATED FOR THE 2023 CALENDAR YEAR. MOTION MADE BY MS. BOUGH, SECONDED BY MR. GARDNER, AND CARRIED UNANIMOUSLY. (*RES. NO. 3-1-23*)

### 3. Minutes

#### a. *Review and approval of Meeting Minutes for January 6, 2023 as presented (Ex. 3A)*

*ACTION TAKEN:* APPROVED THE MINUTES FOR JANUARY 6, 2023, AS PRESENTED. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY.

#### b. *Review and approval of Meeting Minutes for February 28, 2023 as presented (Ex. 3B)*

*ACTION TAKEN:* APPROVED THE MINUTES FOR FEBRUARY 28, 2023, AS PRESENTED. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY.

### 4. Oak Street URA – *Consideration of Proposed Urban Renewal Plan (Bob Long) (Ex. 4A-4B)*

*[All comments made by Mr. Long unless otherwise noted.]*

#### ➤ Skyline Homes

- Board previously approved a finding of blight and the proposed Oak Street Townhomes Urban Renewal Plan
  - Original developer opted not to proceed with its proposed project of 17 townhome rental units
  - Previously approved definition of blight includes language which has now been removed based on recent legislation (*Engel*)
  - Redevelopment Contract with new developer will include those changes
- Skyline Homes, as the new developer, proposes the development of 12 single-family homes
  - The area is in a continually distressed census tract so it is eligible for 100% tax abatement
  - Single-family homes are also exempt from the prevailing wage and financial analysis requirements
  - Tax abatements for single-family homes may also be administratively approved by the Executive Director
- The taxing jurisdictions had no major concerns about the proposal when it was presented as an informational item at the March 17, 2023 Agency Directors meeting

- Another developer with a similar name specializes in manufactured homes, while Skyline Homes KC, LLC develops typical wood frame homes (*Kemper/Lewis*)

*ACTION TAKEN:* AFFIRMED THE AUTHORITY’S PREVIOUS FINDING OF BLIGHT IN THE PROPOSED OAK STREET URBAN RENEWAL PLAN. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY.

APPROVED THE OAK STREET URBAN RENEWAL PLAN AND FORWARDING IT TO CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY.

(RES. NO. 3-2-23)

5. **Oak Park URA – Historic rehabilitation of 1601 – 1603 Linwood Boulevard for residential uses** – *Consideration of Approval of a Redevelopment Contract with Phronesis, LLC (Bob Long) (Ex. 5A-5F)*

*[All comments made by Mr. Long unless otherwise noted.]*

➤ **Project Overview**

- Phronesis, LLC, the initial developer, has created an affiliated entity named Linvista Flats, LLC, to develop the 1601-03 Linwood project (Long)
- Project is exempt from financial review requirements as it is located in a continually distressed census tract
- Developer is also exempt from prevailing wage requirements but are still required to do so by the Central City Economic Development Board
- The project will be exempt from affordable housing inclusion requirements because of its historic tax credits award
- Historic tax credit projects are eligible for 100% abatement
- Project does not achieve a 1.2 debt coverage ratio until year 3 or 4
- Kansas City Public Schools note that project rents were not affordable to its teachers or their families but have no other objections to the project (*Henderson/Pointer*)
  - The City’s definition of affordable should be reviewed (*Bough*)
  - All 14 units will be two-bedroom

*ACTION TAKEN:* APPROVED PROPERTY TAX ABATEMENT AT 100% FOR 10 YEARS FOR THE 1601 – 1603 E. LINWOOD BOULEVARD HISTORIC REHAB RESIDENTIAL PROJECT. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY.

APPROVED A REDEVELOPMENT CONTRACT WITH LINVISTA FLATS, LLC (OR AFFILIATE) FOR THE 1601 – 1603 E. LINWOOD BOULEVARD HISTORIC REHAB RESIDENTIAL PROJECT IN THE OAK PARK URBAN RENEWAL AREA. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY.

(RES. NO. 3-3-23)

6. **Eastside URA** – *Consideration of Redeveloper Request for Additional Incentives – 500 E. 8<sup>th</sup> Street (AT&T Building) (Brian Engel) (Ex. 6)*

➤ **Additional Tax Incentives**

- Staff was comfortable with developer's request for additional incentives as a 15-year tax abatement and a sales tax exemption on construction materials was included in the initial SB Friedman financial analysis (*Moye*)
- Systems should be put in place to determine if developers need more or less incentives (*Pointer*)
  - Developer has been very communicative and cooperative with the school district (*Pointer*)
- Additional tax incentives would help deflect the current increased inflation, interest rates, materials, and labor costs (*Bernstein*)
  - Under the current incentive structure, developer does not believe that they can close the financing (*Moye*)

*ACTION TAKEN:* APPROVED RESOLUTION AUTHORIZING ADDITIONAL TAX INCENTIVES FOR THE PROJECT TO INCLUDE (I) SALES TAX EXEMPTION ON THE PURCHASE OF CONSTRUCTION MATERIAL, (II) AN EXTENDED TAX ABATEMENT PERIOD FOR 15 YEARS (100% FOR YEARS 1-10 AND 50% FOR YEARS 11-15), AND (III) PREPARATION OF A SALE/LEASEBACK REDEVELOPMENT CONTRACT AND RELATED PROJECT AND BOND FINANCING DOCUMENTS FOR APPROVAL AT A LATER BOARD MEETING TO FACILITATE THE PROJECT WITHIN THE EASTSIDE URBAN RENEWAL AREA. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY. (RES. NO. 3-4-23)

7. **29 Belle URA** – *Consideration of Proposed Assignment & Assumption of the Redevelopment Contract with Remez Partners, LLC to Belleview Townhomes, LLC for the 29 Belle Townhomes Project (Bob Long) (Ex. 7A-7B)*

➤ **Overview**

- Original developer, Remez Partners, LLC, affiliated with Exact Partners, has agreed to sell the project to Belleview Townhomes, LLC, the new developer (*Long*)



- Transfer of project from profit developer to non-profit organization in order to make sure that they maintain affordability (*Henderson/Zamora*)
- Project has evolved over time with a considerable amount of input from the neighborhood (*Long*)
  - Site has been vacant for almost 100 years and is badly overgrown and steeply sloped (*Long*)
  - Kansas City Public Schools have been involved in discussions about the project (*Henderson/Zamora*)

*ACTION TAKEN:* AFFIRMED TEN (10) YEARS OF PROPERTY TAX ABATEMENT FOR THE 29 BELLE TOWNHOMES PROJECT IN THE 29 BELLE URBAN RENEWAL AREA. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY.

APPROVED THE ASSIGNMENT AND ASSUMPTION OF THE REDEVELOPMENT CONTRACT FROM REMEZ PARTNERS, LLC TO BELLEVIEW TOWNHOMES, LLC FOR THE 29 BELLE TOWNHOMES PROJECT IN THE 29 BELLE URBAN RENEWAL AREA. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY.

(RES. NO. 3-5-23)

8. **Administrative.**

a. **Eastside Urban Renewal Plan** (Dan Moye)

- Timeline is to for the Plan to be on the LCRA website for public comment, submitted to the City Planning Commission in middle of the month, and then to present it to the City Council for full comment next month (*Moye*)

*ACTION TAKEN:* NONE; INFORMATIONAL ONLY

b. **Governance Risk Assessment Survey** (Dan Moye) (**Ex. 8B**)

- – Board was asked to review the survey to ensure the accuracy of the responses (*Moye*)

*ACTION TAKEN:* NONE; INFORMATIONAL ONLY

c. **Executive Director's Report - Active Projects Tracking System Report** (Dan Moye) (**Ex. 8C**)

*ACTION TAKEN:* NONE; INFORMATIONAL ONLY

9. Adjourn.

There being no further business, the meeting adjourned at approximately 10:45 a.m.

  
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Daniel Moye, Secretary



**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD  
VIDEO-CONFERENCE MEETING ON APRIL 25, 2023**

**MINUTES**

**1. Roll Call.**

**Present:** Andrea Bough  
Rob Gardner  
David Kemper

**Absent:** Tammy Henderson  
Melissa Patterson-Hazley

**Staff:** Dan Moye, LCRA  
Susan Tumey, LCRA  
Sandra Rayford, EDC

**LCRA Legal Counsel:** Brian Engel, Rouse Frets (*via Zoom*)

**Guests:** Amit Bhoka (*via Zoom*)  
Daniel Ferman-Leon (*via Zoom*)  
Kevin Hardy (*via Zoom*)  
Dion Lewis (*via Zoom*)  
Bob Mayer (*via Zoom*)  
Bianca Tillard-Gates (*via Zoom*)

The monthly meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority began at approximately 10:00 a.m. on April 25, 2023 when Mr. Moye declared quorum as three (3) of the five (5) Commissioners were in attendance.

**2. Minutes - Review and approval of Meeting Minutes for March 28, 2023 as presented (Ex. 2)**

*ACTION TAKEN: APPROVED THE MINUTES FOR MARCH 28, 2023, AS PRESENTED.  
MOTION MADE BY MS. BOUGH, SECONDED BY MR. GARDNER, AND  
CARRIED UNANIMOUSLY.*

**3. Brooklyn West URA – multiple parcels near 13<sup>th</sup> & Euclid - Amendment of Redevelopment Contract with OG Investment (Bob Long) (Ex. 3A-3B)**

➤ **Overview**

- Board previously approved project in September 2020 (*Moye*)
  - Completion date was set for April 30, 2023 (*Moye*)
- Project involved construction of 25 single-family homes at 13<sup>th</sup> and Euclid (*Moye*)



- Currently building 5 homes to use as models (*Tillard-Gates*)
- Parcels may need to be sold so people can build their own homes (*Tillard-Gates*)
  - May be more efficient to sell the parcels rather than have too much inventory (*Tillard-Gates*)
  - Redevelopment Agreement may need to be amended to accurately reflect the project's status if Developer is not providing ready-built houses (*Moye*)
  - Developer should stay in contact with LCRA staff to advise if it plans to redirect the project to selling parcels rather than constructing homes (*Moye*)
- Developer has received almost daily inquiries regarding the sale and/or construction on the 5 parcels (*Kemper/Tillard-Gates*)
  - Price points for a completed house are about \$330,000 to \$350,000 (*Kemper/Tillard-Gates*)
- Developer will contact Mr. Kemper to discuss types of alternative funding (*Kemper/Tillard-Gates*)

*ACTION TAKEN: APPROVED AN AMENDMENT OF PROJECT COMPLETION DATE FROM APRIL 30, 2023 TO APRIL 30, 2025 IN THE REDEVELOPMENT CONTRACT WITH OG INVESTMENTS FOR THE CONSTRUCTION OF TWENTY-FIVE (25) SINGLE-FAMILY HOMES IN THE BROOKLYN WEST URBAN RENEWAL AREA. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY. (RES. NO. 4-1-23)*

4. **Administrative.**

a. **Executive Director's Report - Active Projects Tracking System Report** (Dan Moye) (Ex. 4A)

➤ **May 1, 2023 Special Meeting**

- The LCRA Board scheduled a special meeting on May 1, 2023 to discuss the proposed East Kansas City URA Plan (*Moye*)
  - Submission of the proposed Plan is being fast tracked to obtain City Council approval prior to its new members being sworn in (*Moye*)

*ACTION TAKEN: NONE; INFORMATIONAL ONLY*

5. **Troost Avenue 53<sup>rd</sup> to 63<sup>rd</sup> URA** – *Proposed Assignment & Assumption of the Redevelopment Contract with Scholars Row, LLC to Scholars Row KC LLC for the Scholars Row Project* (Brian Engel) (Ex. 5A-5B)

➤ **Overview**

- Scholars Row, LLC, the current developer and an affiliate of UC-B Properties, requests approval of an assignment of its Redevelopment Contract (*Engel*)
  - May 19, 2023 is the scheduled closing date for the sale (*Engel*)

- Tax abatement for the completed project at began on January 1, 2018 and will end on December 31, 2027 (*Engel*)
  - Property abatement will automatically transfer to buyer, Scholars Row KC, LLC (*Engel*)

➤ **Assignment**

- Matter can be rescheduled to the May 1, 2023 special meeting as a representative from Scholars Row KC, LLC was not present at today's meeting (*Moye*)
  - Assignment requests are fairly typical and this transaction involved only Kansas City based companies (*Moye*)
  - LCRA staff can investigate the buyer further if the Board requests before making a decision about approving the assignment (*Moye*)
- No resources are currently available for review of companies which utilize City incentives (*Kemper/Moye*)
  - LCRA does monitor companies and/or individuals which have bad reputations (*Moye*)

➤ **Scholars Row KC, LLC**

- Representatives of Scholars Row KC, LLC joined the meeting (*Engel*)
- Company is involved in several projects in the Kansas City and Independence areas (*Bhakta*)
  - Scholars Row Apartments is their first project in Jackson County (*Bhakta*)
  - Troost area is currently growing from an influx of out-of-town residents (*Bhakta*)
- Scholars Row is the first micro-unit project in the Kansas City area (*Bhakta*)
  - Studio units attract students, traveling nurses, and other business people here temporarily (*Bhakta*)
  - Project is at 100% occupancy (*Bhakta*)

*ACTION TAKEN:* APPROVED THE ASSIGNMENT AND ASSUMPTION OF THE REDEVELOPMENT CONTRACT FROM SCHOLARS ROW, LLC TO SCHOLARS ROW KC LLC FOR THE SCHOLARS ROW MULTIFAMILY PROJECT AT 5522 TROOST IN THE TROOST AVENUE 53<sup>RD</sup> TO 63<sup>RD</sup> URBAN RENEWAL AREA. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY. (*RES. NO. 4-2-23*)

6. **Adjourn.**

There being no further business, the meeting adjourned at approximately 10:30 a.m.



*[Signature]*  
 Daniel Moye, Secretary

**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD  
VIDEO-CONFERENCE MEETING ON MAY 1, 2023**

**MINUTES**

**1. Roll Call.**

**Present:** Andrea Bough (*via Zoom*)  
Rob Gardner (*via Zoom*)  
Tammy Henderson (*By phone*)

**Absent:** David Kemper  
Melissa Patterson-Hazley

**Staff:** Dan Moye, LCRA  
Bob Long, EDC  
Sandra Rayford, EDC

**LCRA Legal Counsel:** Brian Engel, Rouse Frets (*via Zoom*)

**Guests:** Daniel Ferman-Leon (*via Zoom*)  
Thomas Friestad (*via Zoom*)  
Kevin Hardy (*via Zoom*)  
Diane Hershberger (*via Zoom*)  
Brandon Mason (*via Zoom*)

The special meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority began at approximately 3:00 p.m. on May 1, 2023 when Mr. Moye declared quorum as three (3) of the five (5) Commissioners were in attendance.

**2. East Kansas City URA – *Consideration of Proposed Urban Renewal Plan* (Dan Moye)  
(Ex. 2)**

*[All statements are made by Mr. Moye unless otherwise indicated]*

➤ **Plan Boundaries**

- Plan boundaries are Cliff Drive on the North, Interstate 435 on the East, Bannister Road on the south, and Troost Avenue on the West (*Moye*)
  - Includes properties immediately adjacent to Troost along the western border
  - Includes portions of all of the area plans which are part of the 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> council districts
- Plan expands to a broader geographical area without changing existing LCRA policy

➤ **Plan Goals**

- Main objective is to help facilitate single-family remodels and development
  - LCRA’s workable program would govern single-family and owner-occupied developments
- Second objective would be to support affordable housing
  - LCRA would monitor rent levels to ensure they were, and continued to be, restricted
  - LCRA has historically favored projects that have received low income, housing, tax credits, trust fund dollars, or any other sort of rent restricted type products
- Third objective is to finally give the neighborhoods an opportunity to have a say as to what type of projects they would accept in their area (*Moye*)
  - Commercial and large multi-family projects would have to receive a letter of support from the neighborhood before it was presented to the LCRA
- City has worked with numerous communities which tend to be larger, better funded, and more knowledgeable in incentive procedures and costs
  - Plan will extend those opportunities to all communities in an area which has the most demand and need for this type of project
- Plan has a 15-year term with an initial look back at 5 years to determine any changes needed

➤ **Blight Designation**

- Proposed Plan focuses on economic blight rather than historical LCRA studies which focused on a property’s physical deficiencies
  - Violent crime rates in this area are 3 times the city-wide average and over 11 times higher than national averages
  - Physical deterioration throughout the community is reflective of the high crime rates
  - Recent census information from the City shows that over 20% of the households in this area are vacant
- Blight definition used in the Plan is a prior version which was recently amended by the State legislature and should be updated (*Engel*)

➤ **Potential Plan Modifications**

- Restricting out-of-town rehabbers or rehabbers who sell to out-of-town owners (*Hershberger*)
  - Existing LCRA policy does not restrict out-of-town buyers, sellers, or investors



- The Board had discussions a few months ago about starting to restrict some of those opportunities for investor-owned properties
- Such changes should be an amendment to policy instead of inclusion in one specific plan
- Staff requested that any proposed changes should be sent to the LCRA for possible inclusion as an amendment to overall policy
- Legal Aid, as well as other taxing jurisdictions, have not voiced any concerns about the Plan
- The Board requested that the Executive Director keep them advised through his report at their monthly meetings as to the progression of the Plan (*Bough*)

*ACTION TAKEN:* APPROVED FINDING OF BLIGHT IN THE PROPOSED EAST KANSAS CITY URBAN RENEWAL PLAN. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY.

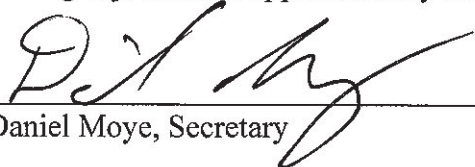
APPROVED THE EAST KANSAS CITY URBAN RENEWAL PLAN AND FORWARDING IT TO CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY.

(RES. NO. 5-1-23)

3. **Adjourn.**

There being no further business, the meeting adjourned at approximately 3:45 p.m.



  
 Daniel Moye, Secretary

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**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD  
VIDEO-CONFERENCE MEETING ON MAY 23, 2023**

**MINUTES**

1. **Roll Call.**

**Present:** Andrea Bough  
Rob Gardner  
Tammy Henderson  
David Kemper

**Absent:** Melissa Patterson-Hazley

**Staff:** Dan Moye, LCRA  
Susan Tumey, LCRA  
David Leader, EDC  
Robert Long, EDC

**LCRA Legal Counsel:** Brian Engel, Rouse Frets (*via Zoom*)

**Guests:** Daniel Ferman-Leon (*via Zoom*)  
Kevin Hardy, Kansas City Star (*via Zoom*)  
Gina Hollis, Forrester, LLC (*via Zoom*)  
Kolbe Krzyzanowski, Baker Tilly (*via Zoom*)  
Robin Martinez, 900 Broadway (*via Zoom*)  
Bob Mayer, Exact ABC, LLC (*via Zoom*)  
Kathleen Pointer, Kansas City Public Schools (*via Zoom*)  
Patrick Sterrett, Exact ABC, LLC (*via Zoom*)

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The monthly meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority began at approximately 10:00 a.m. on May 23, 2023 when Mr. Moye declared quorum as four (4) of the five (5) Commissioners were in attendance.

2. **Minutes.**

- a. Review and approval of Meeting Minutes for March 28, 2023 as presented (**Ex. 2A**)

*ACTION TAKEN:* APPROVED THE MINUTES FOR MARCH 28, 2023, AS PRESENTED. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY.

- b. Review and approval of Meeting Minutes for May 1, 2023 as presented (**Ex. 2B**)

*ACTION TAKEN:* APPROVED THE MINUTES FOR MAY 1, 2023, AS PRESENTED. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY.

3. **Columbus Park Urban Renewal Area – 1018 E. Missouri Avenue** - *Consideration of the Renovation of 1018 E. Missouri Avenue, an 8-unit multi-family development in the Columbus Park URA (David Leader) (Ex. 3A-3E)*

➤ **Advance KC Scorecard**

- Project's score was in line with score for similar sized projects (*Leader*)
- Several factors decreased project score (*Bough/Leader*)
  - The neighborhood effect was deeper than the score would indicate, as the development covered most of the block (*Leader*)
  - The project did not impact the City's macro-economy as it was a small neighborhood development (*Moye*)
  - The amount of investment was below 2 million dollars, which further decreased the score (*Leader*)
  - Size of proposed building limited the number of rentable units (*Leader*)

➤ **Taxing Jurisdictions**

- Kansas City School District has discussed the project with the developer and has no concerns about its requested abatement (*Bough/Pointer*)

*ACTION TAKEN:* APPROVED PROPERTY TAX ABATEMENT AT 100% FOR 10 YEARS. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY.

APPROVED A REDEVELOPMENT CONTRACT WITH FORRESTER, LLC (OR AFFILIATE) FOR THE 1018 E. MISSOURI AVENUE REHAB RESIDENTIAL PROJECT IN THE COLUMBUS PARK URBAN RENEWAL AREA. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY.

(RES. NO. 5-2-23)

4. **Main/ABC – 36 Block URA – Renovation of 3240 – 3244 Main Street for mixed uses** – *Consideration of Approval of a Redevelopment Contract with Exact ABC, LLC (Bob Long) (Ex. 4A-4E)*

➤ **Project Description**

- AdvanceKC score affected by the project's location within a continuously distressed census tract, its historic tax credits, and the number of units (*Long*)
- All of the units will be affordable for households below 80% of Area Median Income (*Long*)

➤ **Financial Analysis**

- Developer did not request full abatement (*Long*)
  - Financial analysis calculated at developer's initial ask for 70% abatement (*Krzyzanowski*)

- Financial conclusions did not change as a result of developer's more recent request for 80% abatement (*Krzyzanowski*)
- Price Waterhouse Cooper (PWC) survey used as conservative benchmark to determine if project was financially feasible (*Krzyzanowski*)
- Developer would probably not be able to secure private financing as the debt coverage ratio was well below the desired benchmark (*Krzyzanowski*)
- Project would not be developed without the requested financial assistance based on cost outcomes and financing sources (*Krzyzanowski*)
- Alternatives to the abatement were considered in preparing the sensitivity analysis (*Krzyzanowski*)
  - Decreasing project costs was one option (*Krzyzanowski*)
  - Another option was to increase project revenue and income (*Krzyzanowski*)
  - A combination of the two alternatives would increase revenues and decrease expenses (*Krzyzanowski*)
- The project cost and the timeline make sense and the project is presumed to pass the but for requirement based on our analysis (*Krzyzanowski*)

➤ **Tax Abatement**

- Tapered abatement could clear the debt service coverage ratio during the development's initial years to lower in the less stressful later years (*Kemper*)
  - Developers often cannot find adequate financing to cover shortfalls in its first years as it ramps up occupancy (*Long*)
  - Can be determined on a project-by-project basis (*Moye*)
  - Debt coverage ratio was usually done in year 3 after stabilization and any subsequent growth was not going to be substantial (*Moye*)

➤ **Taxing Jurisdictions**

- Appreciate developer's 80% request and discussion about tapered abatement (*Pointer*)
- School district seemed to be relatively supportive of project (*Moye*)

➤ **Project Affordability**

- Developer has been very conscious about trying to build affordability into this project (*Mayer*)
  - Challenging to create affordable projects given rising construction costs and financing interest rates (*Sterrett*)
- Rents based on HUD area median income for 2022 of \$97,700 (*Sterrett*)
- Developer voluntarily conformed to affordability goals, even though it was not required to do so by the project's metrics (*Moye*)



*ACTION TAKEN:* APPROVED PROPERTY TAX ABATEMENT AT 80% FOR 10 YEARS FOR THE ABC/ANDERSON BUILDINGS HISTORIC REHAB MIXED-USE PROJECT AT 3240 – 3244 MAIN STREET. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY.

APPROVED A REDEVELOPMENT CONTRACT WITH EXACT ABC, LLC (OR AFFILIATE) FOR THE HISTORIC REHAB MIXED-USE PROJECT AT 3240 AND 3244 MAIN STREET IN THE MAIN/ABC – 36 BLOCK URBAN RENEWAL AREA. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY.

(RES. NO. 5-3-23)

**EXECUTIVE SESSION**

5. *Consideration of legal, real estate and personnel issues, and other matters related thereto, pursuant to Sections 610.021(1)(2)(3) RSMo.*

*[The Board moved into closed session to discuss legal issues and other matters related thereto with its attorney, pursuant to Section 610.021(1) RSMo]*

Motion to move into Executive Session made by Ms. Bough and seconded by Ms. Henderson.

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*Roll Call Vote to Move into Executive Session*

Ms. Bough	Aye
Mr. Gardner	Aye
Ms. Henderson	Aye
Mr. Kemper	Aye

*Roll Call Vote to Move out of Executive Session and reopen Public Session*

Ms. Bough	Aye
Mr. Gardner	Aye
Ms. Henderson	Aye
Mr. Kemper	Aye

ACTION TAKEN IN CLOSED SESSION: NONE; INFORMATIONAL ONLY

**RESUME BUSINESS SESSION**

6. **Central Business District URA – 900 Broadway** – *Consideration of Modification of Conditions for Assignment of LCRA Incentives to New Redeveloper (Hyatt House Hotel) (Brian Engel)*

➤ **Project Status**

- Board was advised in closed session that the litigation between old developer and its contractors was now stayed (*Engel*)



- LCRA is to be dismissed from all legal claims upon payment of claims with bridge loan proceeds (*Engel*)

➤ **Project Financing**

- New redeveloper requested that the project's construction loan be reduced to a bridge loan (*Engel*)
- Bridge loan would:
  - Resolve the mechanic's lien litigation by paying the settlement amounts agreed to by the existing contractor and subcontractors (*Martinez*)
  - Pay off the project's existing liens plus PACE financing (*Martinez*)
- PACE loan
  - Developer would not receive any benefit from the fully funded upfront loan as it had not yet been used (*Martinez*)
  - Interest only payments were being made on the entire balance of the loan (*Martinez*)
- Financing environment had shifted dramatically since old developer achieved its funding (*Martinez*)
  - Federal Reserve banks had increased interest rates (*Martinez*)
  - Regional banking turmoil, including the failure of Silicon Valley Bank (*Martinez*)
- Regional banks provided the bulk of residential and commercial real estate financing (*Martinez*)
- Project's timeline was further delayed to allow new developer to obtain full financing for construction (*Martinez*)

*ACTION TAKEN:* APPROVED MODIFICATION OF CONDITIONS FOR ASSIGNMENT OF PREVIOUSLY APPROVED TAX INCENTIVES TO NEW REDEVELOPER, AND AUTHORIZED LEGAL COUNSEL TO PREPARE AND NEGOTIATE DOCUMENTS TO ASSIGN AND AMEND BOND AND PROJECT DOCUMENTS FOR SUBMISSION TO THE BOARD OF COMMISSIONERS AT A LATER MEETING. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY.

(RES. NO. 5-4-23)

7. **Administrative.**

- a. **Executive Director's Report** - *Active Projects Tracking System Report* (Dan Moye) (Ex. 6A)

➤ **East Kansas City URA**

- Staff's initial conversations with neighborhood groups elicited their cautious optimism regarding the proposed plan (*Moye*)

- Staff worked with less sophisticated neighborhoods to ensure they understood LCRA's intent was to support rather than impede their decisions (*Moye*)
- Commissioner Bough will act as a co-sponsor of the Ordinance (*Bough/Moye*)

➤ **Legal Fees**

- Request to increase LCRA hourly fees for legal work to match similar fees for the Chapter 353 Advisory Board (*Engel*)
- Last fee increase for current LCRA legal counsel was five (5) years ago (*Engel*)
- Increases would make LCRA fees compatible with other clients', but would still provide a significant discount (*Engel*)
- Legal counsel will update its engagement letter with the LCRA for approval by the Board at its June 27, 2023 meeting (*Bough/Engel/Moye*)
  - Fee increase will be retroactive to June 1, 2023 (*Bough/Engel/Moye*)

*ACTION TAKEN:* NONE; INFORMATIONAL ONLY

8. **Adjourn.**

There being no further business, the meeting adjourned at approximately 11:30 a.m.



  
\_\_\_\_\_  
Daniel Moye, Secretary

**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD  
VIDEO-CONFERENCE MEETING ON JUNE 27, 2023**

**MINUTES**

1. **Roll Call.**

**Present:** Rob Gardner (*via Zoom*)  
Tammy Henderson (*via Zoom*)  
David Kemper (*via Zoom*)  
Melissa Patterson-Hazley (*via Zoom*)

**Absent:** Andrea Bough

**Staff:** Dan Moye, LCRA  
Susan Tumey, LCRA  
David Leader, EDC  
Robert Long, EDC  
Sandra Rayford, EDC

**LCRA Legal Counsel:** Brian Engel, Rouse Frets

**Guests:** Phil Aftuck (*via Zoom*)  
Lea Akert (*via Zoom*)  
Butch Dougherty (*via Zoom*)  
Ashley Dowd (*via Zoom*)  
Thomas Friestad (*via Zoom*)  
Roxsen Koch (*via Zoom*)  
Robin Martinez (*via Zoom*)  
Dawn Ryan (*via Zoom*)

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The monthly meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority began at approximately 10:00 a.m. on June 27, 2023 when Mr. Moye declared quorum as four (4) of the five (5) Commissioners were in attendance.

2. **Minutes.**

- a. Review and approval of Meeting Minutes for April 25, 2023 as presented (**Ex. 2A**)

*ACTION TAKEN:* APPROVED THE MINUTES FOR APRIL 25, 2023, AS PRESENTED. MOTION MADE BY MR. GARDNER, SECONDED BY MS. HAZLEY, AND CARRIED UNANIMOUSLY.

- b. Review and approval of Meeting Minutes for May 23, 2023 as presented (**Ex. 2B**)

*ACTION TAKEN:* APPROVED THE MINUTES FOR MAY 23, 2023, AS PRESENTED. MOTION MADE BY MS. HENDERSON, SECONDED BY MS. HAZLEY, AND CARRIED UNANIMOUSLY.



3. **Central Business District URA – 900 Broadway – Consideration of Assignment and Amendment of Project Documents (Hyatt House Hotel) Brian Engel (Ex. 3A-3D)**

*[All statements made by Mr. Engel unless otherwise noted.]*

➤ **Bridge Loan**

- Scheduled to close week of June 26, 2023 to pay off existing mechanic’s liens filed against project and also paying off the existing baseline financing
- Goal was to give project a fresh start by removing all encumbrances from property to enable new developer to seek a construction loan to proceed with the development as originally planned
  - Original developer will have a minority interest in the project going forward at closing (*Martinez*)
  - New developer hopes to develop the hotel project in advance of the World Cup coming to Kansas City in 2026 (*Martinez*)

➤ **Documents for Board Approval**

- Omnibus Assignment and Amendment of Documents
  - Makes several amendments to existing Redevelopment Contract
  - Extends maturity date of bond to December 31, 2041 and extends the Project completion date an additional three (3) years to June 30, 2026, which was also recently approved by the City Council
- Amended Lease Agreement
  - Combines the existing leases into one document with the new developer as the tenant
  - Includes assigning all rights under existing documents to the new tenant
- Bond
  - Shows a new registered owner in the name of the new developer entity
- LCRA Resolution
  - Approves the assignment and amendment of the documents as well as delivery to the closing of the bridge loan

*ACTION TAKEN:* APPROVED THE OMNIBUS ASSIGNMENT AND AMENDMENT OF DOCUMENTS, THE AMENDED LEASE AGREEMENT, THE BOND R-2, AND RELATED DOCUMENTS TO ASSIGN THE PREVIOUSLY APPROVED TAX INCENTIVES TO NEW REDEVELOPER AND TO AMEND THE PROJECT AND BOND DOCUMENTS AS PROVIDED THEREIN TO FACILITATE THE NEW REDEVELOPER’S BRIDGE LOAN TO PAY OFF AND RELEASE ALL MECHANIC’S LIEN CLAIMS AND THE PACE FINANCING DEBT. MOTION MADE BY MR. KEMPER, SECONDED BY MS. HAZLEY, AND CARRIED UNANIMOUSLY. (RES. NO. 6-1-23)

4. **Eastside URA** – *Consideration of Bond Authorizing Resolution for Historic Building Renovation Project – AT&T Building at 500 E. 8<sup>th</sup> Street* (Brian Engel) (Ex. 4A-4F)

➤ **Project Overview**

- Documents for Board Approval
  - Documents are in substantially final form as the only remaining issues to be decided are the base assessment rates and a few smaller matters
  - Board is being asked to approve the necessary documents to implement the previously approved incentives for the project
- Demolition stage of the project is ongoing and developer plans to complete the building by late 2024 (*Kemper/Aftuck*)
- Kansas City, Missouri School District was engaged in the project’s incentive process (*Henderson/Aftuck*)

*ACTION TAKEN:* APPROVE RESOLUTION AUTHORIZING ISSUANCE OF BONDS AND EXECUTION OF A BOND IN THE MAXIMUM AMOUNT OF \$70 MILLION AND RELATED BOND AND PROJECT DOCUMENTS TO FUND DEVELOPMENT OF THE PROJECT WITHIN THE EASTSIDE URBAN RENEWAL AREA. MOTION MADE BY MS. HENDERSON, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY. (*RES. NO. 6-2-23*)

5. **Independence Plaza URA** – *Citihome KC – Consideration of Approval of Redevelopment Contract with BkT Development, LLC* (Bob Long) (Ex. 5A-5C)

➤ **Project Overview**

- Project may be first LCRA market rate development which complies with the City’s ordinance to have 20% of the units affordable at 60% (*Long*)
- Market rate rents in this area would not be the same as market rate units in other areas of the City, such as downtown or the crossroads (*Hazley/Long*)
  - Market rate units for the project are probably closer to being affordable to 80% to 100% AMI (*Hazley/Long*)
  - Rental rates have not yet been completely finalized but are estimated to range from \$600 to a little over \$1,000 (*Hazley/Dougherty*)
- Property is currently completely vacant (*Hazley/Long*)
- Kansas City, Missouri School District representatives were supportive as the project was going to meet the 20% affordable requirement (*Henderson/Long*)
  - Concerns about gentrification and relative market rent rates for the area were discussed with the school representative (*Moye*)
- Neighborhood associations were also supportive of the project (*Long*)

*ACTION TAKEN:* APPROVED PROPERTY TAX ABATEMENT AT 100% FOR 10 YEARS FOR THE CITIHOME KC MIXED-USE PROJECT. MOTION MADE BY MS. HENDERSON, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY.



APPROVED A REDEVELOPMENT CONTRACT WITH BLUE HILLS TOWNHOMES, LP (OR AFFILIATE) FOR THE CITIHOME KC MIXED-USE PROJECT IN THE INDEPENDENCE PLAZA URBAN RENEWAL AREA. MOTION MADE BY MS. HENDERSON, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY.

(RES. NO. 6-3-23)

6. **Wabash Village URA – Blue Hills Townhomes** – Consideration of Approval of Redevelopment Contract with Blue Hills Townhomes, LP (Bob Long) (Ex. 6A-6I)

➤ **Project Overview**

- Developer responded to neighborhood inquiries about the project in meetings and at zoning hearings (*Kemper/Drew*)
- The townhome design was selected to complement the neighborhood aesthetic (*Drew*)
- Rental rates will range from \$550 to \$960 a month (*Henderson/Drew*)

*ACTION TAKEN:* APPROVED PROPERTY TAX ABATEMENT AT 100% FOR 10 YEARS FOR THE BLUE HILLS TOWNHOMES AFFORDABLE HOUSING PROJECT. MOTION MADE BY MS. HENDERSON, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY.

AUTHORIZED PREPARATION OF A REDEVELOPMENT CONTRACT WITH BLUE HILLS TOWNHOMES, LP (OR AFFILIATE) FOR THE BLUE HILLS TOWNHOMES AFFORDABLE HOUSING PROJECT IN WABASH VILLAGE URBAN RENEWAL AREA. MOTION MADE BY MS. HENDERSON, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY.

(RES. NO. 6-4-23)

7. **Seven Oaks Urban Renewal Plan – St. Michael's Veterans Center** - Consideration of License Agreement (Brian Engel) (Ex. 7A-7B)

➤ **Project Overview**

- Developer requested a License Agreement to access the site so they can begin some excavation work for the Phase 3 building (*Engel*)
  - A similar License Agreement was granted to the developer for Phase 2 of the project (*Engel*)
  - Approval of the License Agreement is an intermediary step prior to approval of the lease and bond documents (*Henderson/Engel*)
- Phase 3 is the final phase of the project (*Henderson/Engel*)
  - Approximately 62 new units of affordable housing for veterans will comprise Phase 3 of the project (*Engel*)

- Units are in high demand by veterans due to their affordability and location near the Veterans Hospital (*Henderson/Engel*)

*ACTION TAKEN:* APPROVED EXECUTION AND DELIVERY OF A LICENSE AGREEMENT IN SUBSTANTIALLY THE FORM AS PRESENTED TO THE BOARD OF COMMISSIONERS ON THIS DATE TO FACILITATE THE PLANNED CONSTRUCTION OF PHASE III LATER THIS YEAR WITHIN THE SEVEN OAKS URBAN RENEWAL AREA. MOTION MADE BY MS. HENDERSON, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY. (*RES. NO. 6-5-23*)

8. **Administrative.**

a. **Executive Director's Report** - *Active Projects Tracking System Report* (Dan Moye) (Ex. 8A)

- Presentations from developers will be more prevalent at future Board meetings (*Moye*)
- Congratulations to newly-elected city councilwoman Ms. Hazley and re-elected city councilwoman Ms. Bough (*Moye*)
- Rouse Frets' supplemental engagement letter with the new legal fee rates was distributed to the Board (*Engel*)
  - Updated legal rates were approved at last month's Board meeting and the new fees went into effect on June 1, 2023 (*Henderson/Engel*)

*ACTION TAKEN:* NONE; INFORMATIONAL ONLY

9. **Adjourn.**

There being no further business, the meeting adjourned at approximately 11:00 a.m.



  
\_\_\_\_\_  
Daniel Moye, Secretary

**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD  
VIDEO-CONFERENCE MEETING ON AUGUST 4, 2023**

**MINUTES**

**1. Roll Call.**

**Present:** Rob Gardner (*via Zoom*)  
Tammy Henderson  
David Kemper (*via Zoom*)  
Andrea Bough (*via Zoom*)

**Staff:** Dan Moyer, LCRA  
Susan Tumey, LCRA  
David Leader, EDC (*via Zoom*)  
Tracey Lewis, EDC (*via Zoom*)  
Sandra Rayford, EDC (*via Zoom*)

**LCRA Legal Counsel:** Brian Engel, Rouse Frets

**Guests:** Vic Alston, Lux Living (*via Zoom*)  
Lauren Amicone (*via Zoom*)  
Poppy Cao, Lux Living (*via Zoom*)  
Sean Carroll, City of Kansas City (*via Zoom*)  
Lance Dorn, SB Friedman (*via Zoom*)  
Dave Frantze, Stinson (*via Zoom*)  
Thomas Friestad (*via Zoom*)  
Canela Hayden (*via Zoom*)  
Stanley Jendresak, Community Member  
Roxsen Koch, Polsinelli (*via Zoom*)  
Andi Lau, MRK Partners, LLC (*via Zoom*)  
Kellee Madinger, City of Kansas City (*via Zoom*)  
Travis Martin (*via Zoom*)  
Bob Mayer (*via Zoom*)  
Tiffany Moore (*via Zoom*)  
Kathleen Pointer, City of Kansas City Public Schools  
Pedro Ramirez (*via Zoom*)  
Tessa Ramirez (*via Zoom*)  
Fran Rood, SB Friedman (*via Zoom*)  
Mario Vasquez, City of Kansas City (*via Zoom*)  
Justin Wade (*via Zoom*)  
Pedro Zamora, HEDC (*via Zoom*)

The monthly meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority began at approximately 1:00 p.m. on August 4, 2023 when Mr. Moyer declared quorum as three (3) Commissioners were in attendance. Ms. Bough arrived at a later time.



2. **Minutes** – Review and approval of Meeting Minutes for June 27, 2023 as presented (Ex. 2)

*ACTION TAKEN:* APPROVED THE MINUTES FOR JUNE 27, 2023, AS PRESENTED. MOTION MADE BY MS. HENDERSON, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY.

3. **Central Business District Urban Renewal Area** – Consideration of Approval of a Sale/Leaseback Agreement with Monte Rosa, LLC (David Leader) (Ex. 3A-3C)

➤ **Financial Analysis** [All statements made by Mr. Dorn unless otherwise noted.]

- Developer requested 20 years of abatement:
  - STECM during construction
  - 20-year 1% CID sales tax reimbursement
  - 20-year City EATs Redirection Agreement (2% Food & Beverage sales tax, 10% utilities tax, 0.5% individual earnings tax for staff of the hotel)
  - Abatement of real property taxes for 20 years (80% abatement in Years 1-10 followed by 50% abatement in Years 11-20)
- Project, as presented, would require public assistance to be financially viable and attract debt and equity investors
  - Need for assistance appears to be driven by the relationship between assumed revenue and Project costs
  - The luxury residential and hotel project’s net operating income does not seem to fully support the level of construction contemplated by the Developer
- An alternative assistance scenario of 75% abatement for 10 years and 50% for 5 years was also analyzed
  - Unleveraged IRR estimate was 8.3%, which is just below the Developer’s stated hurdle IRR of 8.4-8.5%
  - Average yield on cost in Years 1-10 decreases to 6.8% from the 6.9% achieved under the full requested assistance
- Estimated building costs appear high, particularly hard costs for construction of the apartments, parking, and hotel fixtures and equipment
- Developer’s pro forma assumptions may continue to evolve as the project progresses through predevelopment
- Ongoing public assistance could be recalibrated if cost savings were achieved relative to the current budget
- If more than 10 years of abatement is granted, check-ins should be performed at any sale or refinancing that happens after permanent financing is achieved
  - Check-ins were especially important because the upcoming opening of the Three Light project was expected to increase rents in the Kansas City area
- Staff believed an incentive level of 10 years at 80% followed by 7 years at 50% was necessary to ensure the deal was successful (*Leader*)



- Staff attempted to determine the optimal balance of costs and benefits to enable the project while at the same time not unduly taking away the tax base (*Kemper/Moye*)
- Staff also believed that the financial importance of the project to the downtown area warranted the slightly higher incentive (*Kemper/Moye*)
- The risk of setting a precedent for granting higher incentives was balanced by the scale and uniqueness of the project (*Kemper/Moye*)
- TIF incentives will apply to only the hotel portion of the project and the property taxes for the entire project will be abated as approved by the LCRA (*Henderson/Moye*)

➤ **Developer Testimony** [*All statements made by Mr. Alston unless otherwise noted.*]

- Project location was determined to be conducive to a hotel development after discussions with various hotel flags and the city
  - Project was initially envisioned as solely an apartment building
  - Complexity of the project increased as a hotel and apartments would be in the same building
  - Project would also be one of the first of its kind in the downtown area
- Ensured that the new building would resonate with existing historic buildings in the area
- Project will not be complete by the time of the 2026 World Cup in Kansas City (*Henderson/Alston*)
- Several hotel flags have already provided letters of intent regarding the project
- The Developer will have the assistance of HUD and other established contractors as it develops one of its first high-rise projects (*Kemper/Alston*)
  - The apartment complex will be overseen by Greystar Real Estate Partners, an established management company
  - The hotel will be self-managed
  - Food and beverage locations within the hotel would also be mostly self-managed

➤ **Public Testimony**

- Stan Leach, parent of Kansas City, Missouri school student
  - This proposal should produce a return on investment within a 5-year incentive period
  - Kansas City Public School system has an estimated \$300 million in deferred building maintenance
  - Parents have to donate funds to help their students' schools with supply shortfalls
  - Property assessments have risen but not enough to rectify school budget deficits
- Kathleen Pointer, Kansas City, Missouri Schools Senior Policy Strategist

- Over-incentivizing a project is extremely concerning given that this project is taking millions of dollars from the district's classrooms
- The financial analysis points out that in a parking neutral scenario, that it would need less public assistance
- A parking plan was needed for the downtown area to stop directing public school dollars to parking garages
- The project does not comply with the City ordinance regarding affordable housing set aside requirements
- Project should include a ten-year check-in with a clawback in place, especially as rents will probably increase significantly
- Taxing jurisdictions should have a revenue sharing plan if a project is sold during the lifetime of the abatement
- Current LCRA Board and Executive Director have been very cooperative and communicative with the Kansas City School District (*Henderson/Pointer*)
- Lauren Amicone, Kansas City, Missouri School Principal
  - Financial analysis of the project states that the incentives go beyond what is necessary for the project to succeed
  - Funds are needed to provide an equitable education for all students regardless of their circumstances
  - School funds are needed to provide special services to students
- Mario Vasquez, Assistant City Manager, Kansas City, Missouri
  - Project will be a positive investment in the city through its impact on jobs, employment and housing
- Tiffany Moore, Community Member
  - Incentive inequities also negatively impact vulnerable residents in danger of losing their homes because of excessive property assessments

*ACTION TAKEN:* APPROVED A RESOLUTION SELECTING MONTE ROSA LLC AS THE REDEVELOPER FOR THE PROJECT AND AUTHORIZING A SALE/LEASEBACK TRANSACTION TO IMPLEMENT THE FOLLOWING TAX INCENTIVES FOR THE PROJECT (1) PROPERTY TAX ABATEMENT AT 80% FOR YEARS 1-10, AND 50% FOR YEARS 11-17 (ABOVE PRE-IMPROVEMENT REAL PROPERTY TAXES), AND (2) A SALES TAX EXEMPTION ON THE PURCHASE OF CONSTRUCTION MATERIALS FOR THE PROJECT TO BE ACCOMPLISHED PURSUANT TO THE TERMS AND CONDITIONS OF AGREEMENTS AND DOCUMENTS WITH THE REDEVELOPER AND THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, WHICH AGREEMENTS AND DOCUMENTS WILL BE DRAFTED, NEGOTIATED, AND PRESENTED TO THE BOARD OF COMMISSIONERS FOR APPROVAL AT A LATER MEETING TO FACILITATE DEVELOPMENT OF THE PROJECT IN THE CENTRAL BUSINESS DISTRICT URBAN RENEWAL AREA, ALL FOR THE PURPOSE OF



ELIMINATING BLIGHTING CONDITIONS FOUND TO EXIST WITHIN THE URBAN RENEWAL AREA. MOTION MADE BY MS. HENDERSON, SECONDED BY MR. KEMPER, AND UNANIMOUSLY APPROVED. (RES. NO. 8-1-23)

4. **East Kansas City URA – Greenleaf Apartments** – *Consideration of Approval of Redevelopment Contract with Greenleaf Preservation, LP* (Dan Moye for Bob Long) (Ex. 4A-4E)

➤ **Project Overview**

- Project will be a substantial renovation of over \$100,000 per door to remove blight and complete construction (*Lau*)
- Increased operating and construction costs necessitate tax abatement to operate the project successfully over the 15-year compliance period (*Lau*)
- Ms. Lau had previously worked on Missouri Section 8 projects although the Greenleaf development would be MRK's first project in Missouri (*Kemper/Lau*)
- During the renovation, tenants will be relocated on site to a comparable unit, and then either moved back to their own or same unit type (*Kemper/Lau*)
  - Security measures will also be expanded and enhanced (*Lau*)

➤ **Waiver of Conflict**

- Law firm of the Authority's legal counsel represented a principal owner of the Developer's in the acquisition of the Project property but is not involved in the redevelopment project (*Engel*)
  - Authority's legal counsel asked that the Board agree to waive the conflict (*Engel*)

*ACTION TAKEN:* APPROVED PROPERTY TAX ABATEMENT AT 100% FOR 10 YEARS FOR THE GREENLEAF APARTMENTS AFFORDABLE HOUSING PROJECT. MOTION MADE BY MS. HENDERSON, SECONDED BY MR. KEMPER, AND UNANIMOUSLY APPROVED.

AUTHORIZED PREPARATION OF A REDEVELOPMENT CONTRACT WITH GREENLEAF PRESERVATION, LP (OR AFFILIATE) FOR THE GREENLEAF APARTMENTS AFFORDABLE HOUSING PROJECT IN THE EAST KANSAS CITY URBAN RENEWAL AREA. MOTION MADE BY MS. HENDERSON, SECONDED BY MR. KEMPER, AND UNANIMOUSLY APPROVED.

(RES. NO. 8-2-23)

APPROVED CONFLICT WAIVER LETTER FOR ROUSE FRETTS WHITE GOSS. MOTION MADE BY MS. HENDERSON, SECONDED BY MR. KEMPER, AND UNANIMOUSLY APPROVED. (RES. NO. 8-3-23)

5. **East Kansas City URA – Urbanity/2461 Prospect Avenue** – *Consideration of Approval of Redevelopment Contract with Haydn Homes, LLC* (Dan Moye for Bob Long) (Ex. 5A-5G)

➤ **Project Overview**

- Project has received support from the Central City Economic Development Sales Tax District, the neighborhood association, and others (*Kemper/Hayden*)
- Building will require substantial renovation as it was built in 1900 and has been vacant for over 20 years (*Hayden*)
- Project will include some type of food establishment and/or service (*Hayden*)

*ACTION TAKEN:* APPROVED PROPERTY TAX ABATEMENT AT 100% FOR 10 YEARS FOR THE URBANITY MIXED - USE PROJECT AT 2461 PROSPECT AVENUE. MOTION MADE BY MS. HENDERSON, SECONDED BY MR. KEMPER, AND UNANIMOUSLY APPROVED.

AUTHORIZED PREPARATION OF A REDEVELOPMENT CONTRACT WITH HAYDN HOMES, LLC (OR AFFILIATE) FOR THE URBANITY MIXED - USE PROJECT IN THE EAST KANSAS CITY URBAN RENEWAL AREA. MOTION MADE BY MS. HENDERSON, SECONDED BY MR. KEMPER, AND UNANIMOUSLY APPROVED.

(RES. NO. 8-4-23)

6. **Westside Heritage Urban Renewal Plan (Proposed)** – *Consideration of Approval of a Finding of Blight and the Westside Heritage Urban Renewal Plan* (Dan Moye for Bob Long)

[*Ms. Bough arrived at the meeting.*]

➤ **Project Overview**

- Proposed Urban Renewal Plan was designed to retain long term residents with 10 plus years of ownership and residency (*Moye*)
- Vacant land was also eligible for the incentive to ensure that investment of land ownership could also be retained (*Kemper/Zamora*)
  - Homeowners often also used the land as social gathering and community garden spaces (*Zamora*)
- Eligibility requirements to receive the tax incentive for residents were an income of 60% AMI or lower and at least \$3,500 in costs for home repair (*Moye*)
  - Larger projects have alternative scenarios but also had income requirements (*Moye*)
- Kansas City School District was not contacted by the developer or staff to discuss the project but has no apparent concerns about the same (*Pointer*)
  - Mr. Zamora promised to contact Ms. Pointer (*Zamora*)



- Costs to taxpayers of the proposed incentives should be made clearer before the Board should consider the program (*Kemper*)

*ACTION TAKEN:* APPROVED THE FINDING OF BLIGHT IN THE PROPOSED WESTSIDE HERITAGE URBAN RENEWAL PLAN. MOTION MADE BY MS. HENDERSON, SECONDED BY MR. KEMPER, AND UNANIMOUSLY APPROVED.

APPROVED THE WESTSIDE HERITAGE URBAN RENEWAL PLAN AND FORWARDING IT TO CITY COALITION WITH A RECOMMENDATION OF APPROVAL. MOTION MADE BY MS. HENDERSON, SECONDED BY MR. KEMPER, AND UNANIMOUSLY APPROVED.

(RES. NO. 8-5-23)

7. **Central Business District URA – 906 Grand CID** - *Consideration of Amendment to Sale/Leaseback and Redevelopment Contract* (Brian Engel)

*[All statements made by Mr. Engel unless otherwise noted.]*

- 906 Grand CID requested that LCRA vote in a mail-in ballot election to approve a CID Sales Tax prior to the Project’s completion
  - As the owner of the property, the Authority would have to sign the ballot to approve the sales tax to facilitate the project
  - Procedure is fairly standard and has been used and approved on various other LCRA projects

*ACTION TAKEN:* APPROVE RESOLUTION APPROVING THE AMENDMENT TO SALE/LEASEBACK AND REDEVELOPMENT CONTRACT TO ADD A PROVISION REGARDING THE HOTEL CID AND THE CID SALES TAX AND AUTHORIZING LCRA TO VOTE AS A QUALIFIED VOTER IN AN ELECTION UNDER THE CID ACT TO APPROVE THE CID SALES TAX IN FURTHERANCE OF THE PROJECT WITHIN THE CENTRAL BUSINESS DISTRICT URBAN RENEWAL AREA. MOTION MADE BY MS. HENDERSON, SECONDED BY MR. KEMPER, AND UNANIMOUSLY APPROVED. (RES. NO. 8-6-23)

8. **Martin City Neighborhood URA – Tilden Station Multifamily Project** – *Consideration of Approval of Modified Project and Sale/Leaseback Redevelopment Contract with Revive Capital Development, LLC* (Brian Engel) (Ex. 8)

➤ **Project Overview** *[All statements made by Mr. Engel unless otherwise noted.]*

- Developer Revive Capital Development, LLC received approval from the Authority for the original project in 2021
- An affiliated entity of the Developer has since acquired an adjacent parcel, increasing the total project site

- Acquisition of the property was delayed by litigation which prevented the seller from closing was finally resolved in late 2022
- Further delays were incurred while the County merged the properties into one tax parcel, which was completed in February, 2023
- Developer asked that the Authority approve changes to the scope of the original project and the sale/leaseback contract
  - The Authority's approval will allow the Developer to request zoning updates and an extension of the completion date from City Council
  - The financing documents necessary to implement the tax incentives will be presented to the Board at a later meeting
  - The City does not have concerns with the proposed modifications to the Project (*Kemper/Frantze*)

*ACTION TAKEN:* APPROVED THE RESOLUTION APPROVING MODIFICATION TO THE PROJECT TO INCREASE THE NUMBER OF APARTMENT UNITS FROM 211 TO APPROXIMATELY 320 AND APPROVING A SALE/LEASEBACK AND REDEVELOPMENT CONTRACT IN SUBSTANTIALLY THE FORM PRESENTED TO THE BOARD OF COMMISSIONERS ON THIS DATE TO FACILITATE DEVELOPMENT OF THE MULTIFAMILY PROJECT IN THE MARTIN CITY NEIGHBORHOOD URBAN RENEWAL AREA. MOTION MADE BY MS. HENDERSON, SECONDED BY MR. KEMPER, AND UNANIMOUSLY APPROVED. (RES. NO. 8-7-23)

9. **Eastside Urban Renewal Area** - *Consideration of Termination and Release of LCRA Contracts – 500 E. 8<sup>th</sup> Street (Brian Engel) (Ex. 9A-9B)*

➤ **Contracts** [*All statements made by Mr. Engel unless otherwise noted.*]

- Redevelopment Contract dated March 22, 2022 between the Authority and the Developer will be terminated to be replaced by a Sale/Leaseback Contract
- Contract to Sell and Purchase dated April 10, 1968 between the Authority and Southwestern Bell
- Both contracts encumber the property and will need to be released prior to the Authority acquiring ownership through the Sale/Leaseback Contract

*ACTION TAKEN:* APPROVED RESOLUTION APPROVING TERMINATION AND RELEASE OF THE 1968 CONTRACT TO SELL AND PURCHASE AND THE 2022 REDEVELOPMENT CONTRACT CONCERNING PROPERTY AT 500 E. 8<sup>TH</sup> STREET WITHIN THE EASTSIDE URBAN RENEWAL AREA. MOTION MADE BY MS. HENDERSON, SECONDED BY MR. KEMPER, AND UNANIMOUSLY APPROVED. (RES. NO. 8-8-23)

10. **Administrative.**

- a. Executive Director's Report (Dan Moyer)

*ACTION TAKEN:* NONE; INFORMATIONAL ONLY


- b. Consideration of authorization of current Board Chair and Executive Director to sign any past Board Resolutions not previously executed (Dan Moyer)

*ACTION TAKEN:* AUTHORIZED CURRENT BOARD CHAIR AND EXECUTIVE DIRECTOR TO SIGN ANY PAST BOARD RESOLUTIONS NOT PREVIOUSLY EXECUTED. MOTION MADE BY MS. HENDERSON, SECONDED BY MS. BOUGH, AND UNANIMOUSLY APPROVED. (RES. NO. 8-9-23)

11. **Adjourn.**

There being no further business, the meeting adjourned at approximately 2:50 p.m.



  
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Daniel Moyer, Secretary



**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD  
VIDEO-CONFERENCE SPECIAL MEETING ON AUGUST 14, 2023**

**MINUTES**

**1. Roll Call.**

- Present:** Andrea Bough (*via Zoom*)  
Tammy Henderson (*via Zoom*)  
David Kemper (*via Zoom*)
- Staff:** Dan Moye, LCRA
- LCRA Legal Counsel:** Brian Engel, Rouse Frets (*via Zoom*)
- Guests:** Sean Carroll, City of Kansas City (*via Zoom*)  
Aaron Dispenza, City of Kansas City (*via Zoom*)  
Kellee Madinger, City of Kansas City (*via Zoom*)

The special meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority began at approximately 12:00 p.m. on August 14, 2023 when Mr. Moye declared quorum as all three (3) Commissioners were in attendance.

**2. Executive Director's Report – *Election of Officers* (Dan Moye) (Ex. 2)**

- Ms. Henderson has confirmed her willingness to be Board Chair until a full Board was appointed (*Moye*)
  - Mr. Gardner and Ms. Hazley have both stepped down as the chair and vice chair, respectively (*Moye*)

*ACTION TAKEN:* APPROVED RESOLUTION ELECTING OFFICERS TO THE BOARD OF COMMISSIONERS. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY. (RES. 8-10-23)

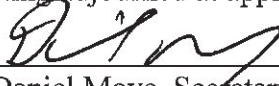
**3. Executive Director's Report – *Update Bank Signature Card* (Dan Moye) (Ex. 3)**

- The Authority's bank signature card needs to be updated to reflect current personnel changes (*Moye*)

*ACTION TAKEN:* APPROVED RESOLUTION NAMING DANIEL MOYE, TRACEY LEWIS, AND HEATHER BROWN AS AUTHORIZED SIGNATORIES ON THE LCRA BANK ACCOUNT AT BOK FINANCIAL. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY. (RES. 8-11-23)

**4. Adjourn.**

There being no further business, the meeting adjourned at approximately 12:15 p.m.

  
Daniel Moye, Secretary





**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD  
VIDEO-CONFERENCE MEETING ON AUGUST 22, 2023**

**MINUTES**

**1. Roll Call.**

**Present:** Andrea Bough (*via Zoom*)  
Tammy Henderson (*via Zoom*)  
David Kemper (*via Zoom*)

**Staff:** Dan Moye, LCRA  
Susan Tumey, LCRA  
Steven Anthony, EDC  
Tracey Lewis, EDC  
Sandra Rayford, EDC

**LCRA Legal Counsel:** Brian Engel, Rouse Frets (*via Zoom*)

**Guests:** Sean Carroll, City of Kansas City (*via Zoom*)  
Aaron Dispenza, City of Kansas City (*via Zoom*)  
Katrina Foster, City of Kansas City (*via Zoom*)  
Thomas Friestad, Business Journal (*via Zoom*)  
DJ (*via Zoom*)  
Kevin Klinkenberg (*via Zoom*)  
Dion Lewis (*via Zoom*)  
Kellee Madinger, City of Kansas City (*via Zoom*)

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The monthly meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority began at approximately 10:00 a.m. on August 22, 2023 when Mr. Moye declared quorum as all three (3) Commissioners were in attendance.

**2. Minutes**

a. *Review and approval of Meeting Minutes for August 4, 2023 as presented (Ex. 2A)*

*ACTION TAKEN:* APPROVED THE MINUTES FOR AUGUST 4, 2023, AS PRESENTED. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY.

b. *Review and approval of Meeting Minutes for August 14, 2023 as presented (Ex. 2B)*

*ACTION TAKEN:* APPROVED THE MINUTES FOR AUGUST 14, 2023, AS PRESENTED. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY.

3. **Columbus Park URA** – *Consideration of Approval of a Collateral Assignment of LCRA Redevelopment Contract* (Brian Engel) (Ex. 3A-3B)

*ACTION TAKEN:* APPROVED COLLATERAL ASSIGNMENT OF LCRA REDEVELOPMENT CONTRACT. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY. (RES. NO. 8-12-23)

4. **Columbus Park URA - Columbus Park Development Group, LLC** – *Consideration of Second Amended and Restated Redevelopment Contract and Amended Assignment, Assumption and Implementation Agreement for Phase Two* (Brian Engel) (Ex. 4A-4B)

*ACTION TAKEN:* APPROVED RESOLUTION APPROVING (1) ASSIGNMENT OF THE REDEVELOPMENT CONTRACT AS TO THE PHASE TWO ASSIGNED PROPERTY ONLY TO 5 CHERRY, LLC PURSUANT TO THE AMENDED ASSIGNMENT, ASSUMPTION AND IMPLEMENTATION AGREEMENT, AND (2) UPDATES TO THE REDEVELOPMENT CONTRACT AS DESCRIBED IN THE SECOND AMENDED AND RESTATED REDEVELOPMENT CONTRACT, FOR THE PURPOSE OF FACILITATING DEVELOPMENT AND THE REMOVAL OF BLIGHTING CONDITIONS WITHIN THE COLUMBUS PARK URBAN RENEWAL AREA. (RES. NO. 8-13-23)

5. **Key Coalition URA** - *Authorizing Issuance of RFP and Approving Purchase Agreement with City of Kansas City, Missouri for Redevelopment of Vacant Lot at 2800-04 Prospect Avenue* (Brian Engel) (Ex. 5A-5B)

*ACTION TAKEN:* AUTHORIZED ISSUANCE OF A REQUEST FOR PROPOSALS FOR REDEVELOPMENT CONTRACT PROPOSALS FOR REDEVELOPMENT OF THE VACANT LOT AT 2800-04 PROSPECT AVENUE AND APPROVE A PURCHASE AGREEMENT BETWEEN THE CITY AND THE LCRA FOR CONVEYANCE OF SUCH PROPERTY FROM THE CITY TO THE LCRA SUBJECT TO CERTAIN CONDITIONS AND TO THE LCRA'S SELECTION OF A QUALIFIED DEVELOPER FOR THE PROJECT AND THE LCRA APPROVING AND ENTERING INTO A REDEVELOPMENT CONTRACT WITH THE SELECTED DEVELOPER. (RES. NO. 8-14-23)

6. **Administrative.**

- a. **Executive Director's Report** (Dan Moye)

*ACTION TAKEN:* NONE; INFORMATIONAL ONLY

**EXECUTIVE SESSION**

7. *Consideration of legal, real estate and personnel issues, and other matters related thereto, pursuant to Sections 610.021(1)(2)(3) RSMo.*

*[The Board moved into closed session to discuss legal issues and other matters related thereto with its attorney, pursuant to Section 610.021(1) RSMo]*

Motion to move into Executive Session made by Ms. Bough and seconded by Mr. Kemper.

*Roll Call Vote to Move into Executive Session*

Ms. Bough      Aye  
Ms. Henderson      Aye  
Mr. Kemper      Aye

*Roll Call Vote to Move out of Executive Session and reopen Public Session*

Ms. Bough      Aye  
Ms. Henderson      Aye  
Mr. Kemper      Aye

ACTION TAKEN IN CLOSED SESSION: NONE; INFORMATIONAL ONLY

**RESUME BUSINESS SESSION**

8. **Adjourn.**

There being no further business, the meeting adjourned at approximately 10:30 a.m.



  
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Daniel Moye, Secretary

**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD  
VIDEO-CONFERENCE MEETING ON OCTOBER 13, 2023**

**MINUTES**

**1. Roll Call.**

- Present:** Andrea Bough (*via Zoom*)  
Tammy Henderson  
David Kemper (*via Zoom*)
- Staff:** Dan Moye, LCRA  
Susan Tumey, LCRA
- LCRA Legal Counsel:** Brian Engel, Rouse Frets (*via Zoom*)
- Guests:** Lee Berman (*via Zoom*)  
Lance Carlton (*via Zoom*)  
Aaron Dispenza, City of Kansas City (*via Zoom*)  
Daniel Ferman-Leon (*via Zoom*)  
Joey Flickner (*via Zoom*)  
Thomas Friestad, Business Journal (*via Zoom*)  
Leonard Graham (*via Zoom*)  
Erica Hartley (*via Zoom*)  
Bob Mayer (*via Zoom*)  
Dan Musser (*via Zoom*)  
Kellee Madinger, City of Kansas City (*via Zoom*)  
Susan McGrath (*via Zoom*)

The monthly meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority began at approximately 9:00 a.m. on October 13, 2023 (*rescheduled from September 26, 2023*) when Ms. Henderson declared quorum as all three (3) Commissioners were in attendance.

2. **Minutes** - *Review and approval of Meeting Minutes for August 22, 2023 as presented (Ex. 2)*

*ACTION TAKEN:* APPROVED THE MINUTES FOR AUGUST 22, 2023, AS PRESENTED. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY.

3. **Columbus Park URA – Columbus Park Development Group, LLC** – *Consideration of Second Amended and Restated Redevelopment Contract and Second Assignment, Assumption and Implementation Agreement - Phase Two (Brian Engel) (Ex. 3A-3E)*



*ACTION TAKEN* APPROVED RESOLUTION APPROVING (1) ASSIGNMENT OF THE REDEVELOPMENT CONTRACT AS TO THE PHASE TWO ASSIGNED PROPERTY ONLY TO 5 CHERRY, LLC PURSUANT TO THE SECOND ASSIGNMENT, ASSUMPTION AND IMPLEMENTATION AGREEMENT – PHASE TWO, AND (2) UPDATES TO THE REDEVELOPMENT CONTRACT AS DESCRIBED IN THE SECOND AMENDED AND RESTATED REDEVELOPMENT CONTRACT, FOR THE PURPOSE OF FACILITATING DEVELOPMENT AND THE REMOVAL OF BLIGHTING CONDITIONS WITHIN THE COLUMBUS PARK URBAN RENEWAL AREA. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY. (RES. NO. 10-1-23)

4. **Central Business District URA – 802 Broadway** - *Consideration of Ratification and Approval of Amendment to Redevelopment Contract* (Brian Engel) (**Ex. 4A-4B**)

*ACTION TAKEN:* APPROVED RESOLUTION RATIFYING AND APPROVING THE AMENDMENT TO REDEVELOPMENT CONTRACT IN FURTHERANCE OF THE HISTORIC BUILDING REHABILITATION PROJECT AT 802 BROADWAY WITHIN THE CENTRAL BUSINESS DISTRICT URBAN RENEWAL AREA. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY. (RES. NO. 10-2-23)

5. **Administrative.**

a. **Executive Director’s Report** (Dan Moye)

- 1) Key Coalition URA - 2800 - 2804 Prospect

*ACTION TAKEN:* NONE; INFORMATIONAL ONLY

- 2) LCRA Single-Family Tax Abatement at 2549 Charlotte

*ACTION TAKEN:* APPROVED SECOND ABATEMENT FOR 2549 CHARLOTTE. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY. (RES. NO. 10-3-23)

- 3) LCRA Resolution 11-05-06 approved subsequent tax abatement for a single-family property if it had significant blight and a five-year gap between tax abatements, which gap could be waived or reduced in the event of hardship circumstances. (**Ex. 5A-3**)

*ACTION TAKEN:* TERMINATED SECOND ABATEMENT POLICY. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY. (RES. NO. 10-4-23)

b. LCRA Financial Report (Susan McGrath) (**Ex. 5B**)

*ACTION TAKEN:* NONE; INFORMATIONAL ONLY

6. **Adjourn.**

There being no further business, the meeting adjourned at approximately 9:45 a.m.



  
Daniel Moye, Secretary

**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD  
VIDEO-CONFERENCE MEETING ON OCTOBER 24, 2023**

**MINUTES**

**1. Roll Call.**

- Present:** Andrea Bough  
Tammy Henderson  
David Kemper (*via Zoom*)
- Staff:** Dan Moye, LCRA  
Susan Tumey, LCRA  
Bob Long, EDC
- LCRA Legal Counsel:** Brian Engel, Rouse Frets (*via Zoom*)
- Guests:** Lance Carlton (*via Zoom*)  
Daniel Ferman-Leon (*via Zoom*)  
Joey Flickner (*via Zoom*)  
Thomas Friestad, Business Journal (*via Zoom*)  
Matthew Gough (*via Zoom*)  
Kellee Madinger, City of Kansas City (*via Zoom*)  
Joe Sullivan (*via Zoom*)

The monthly meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority began at approximately 10:00 a.m. on October 24, 2023 when Ms. Henderson declared quorum as all three (3) Commissioners were in attendance.

**2. Minutes - Review and approval of Meeting Minutes for October 13, 2023 as presented (Ex. 2)**

*ACTION TAKEN:* APPROVED THE MINUTES FOR OCTOBER 13, 2023, AS PRESENTED

**3. 36<sup>th</sup> & Gillham Urban Renewal Area - Consideration of Assignment, Assumption, and Amendment of Redevelopment Contract (Brian Engel) (Ex. 3A-3C)**

*ACTION TAKEN:* APPROVED ASSIGNMENT, ASSUMPTION, AND AMENDMENT OF REDEVELOPMENT CONTRACT. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY. (*RES. NO. 10-5-23*)

**4. 63<sup>rd</sup> & Holmes Urban Renewal Area - Consideration of Assignment, Assumption and Amendment of Redevelopment Contract (Brian Engel) (Ex. 4A-4C)**

*ACTION TAKEN:* APPROVED ASSIGNMENT, ASSUMPTION, AND AMENDMENT OF REDEVELOPMENT CONTRACT. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY. (*RES. NO. 10-6-23*)



5. **6434 Paseo Urban Renewal Area** – *Consideration of Amendment to Sale/Leaseback and Redevelopment Contract – Brookside East Apartments (known as Blvd 64 Apartments)* (Brian Engel) (Ex. 5A-5B)

*ACTION TAKEN:* APPROVED AMENDMENT TO SALE/LEASEBACK AND REDEVELOPMENT CONTRACT. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY. (RES. NO. 10-7-23)

6. **Truman & Wyandotte Urban Renewal Area – Kansas City Convention Center Headquarters Hotel** – *Consideration of Extension Certificate* (Brian Engel) (Ex. 6)

*ACTION TAKEN:* APPROVED THE EXTENSION CERTIFICATE RELATED TO THE REDEVELOPER'S OPTION TO EXTEND THE WELLS FARGO BANK LOAN AS PART OF THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL FINANCING. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY. (RES. NO. 10-8-23)

7. **Administrative.**

- a. **Executive Director's Report** (Dan Moye)

*ACTION TAKEN:* NONE; INFORMATIONAL ONLY

8. **Adjourn.**

There being no further business, the meeting adjourned at approximately 10:30 a.m.



  
Daniel Moye, Secretary



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LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD  
VIDEO-CONFERENCE MEETING ON NOVEMBER 21, 2023

MINUTES

1. Roll Call.

**Present:** Andrea Bough (*via Zoom*)  
Tammy Henderson  
David Kemper (*via Zoom*)

**Staff:** Dan Moyer, LCRA  
Susan Tumey, LCRA

**LCRA Legal Counsel:** Brian Engel, Rouse Frets (*via Zoom*)

**Guests:** Allison Bergman (*via Zoom*)  
Lee Berman (*via Zoom*)  
Lance Carlton (*via Zoom*)  
Aaron Dispenza, City of Kansas City (*via Zoom*)  
Thomas Friestad, Business Journal (*via Zoom*)  
Bob Mayer (*via Zoom*)  
Ajia Morris (*via Zoom*)  
Dan Musser (*via Zoom*)  
Jonathan Nibarger (*via Zoom*)  
Kathleen Pointer (*via Zoom*)  
Amy Tharnish (*via Zoom*)  
Chip Walsh (*via Zoom*)

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The monthly meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority began at approximately 9:00 a.m. on November 21, 2023 when Ms. Henderson declared quorum as all three (3) Commissioners were in attendance.

2. Minutes - Review and approval of Meeting Minutes for October 24, 2023 as presented (Ex. 2)

*ACTION TAKEN:* APPROVED THE MINUTES FOR OCTOBER 24, 2023, AS PRESENTED. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY.

3. Oak Park URA – Ladd School – Consideration of Approval of Redevelopment Contract with LCKC Ladd Development Partners, LLC (Bob Long) (Ex. 3A-3D)

*ACTION TAKEN:* APPROVED PROPERTY TAX ABATEMENT OF THE INCREASED PROPERTY TAXES FOR 15 YEARS AT 100% FOR YEARS 1-10 AND AT 50% FOR YEARS 11-15, WITH THE POSSIBILITY OF AN ADDITIONAL 5 YEARS AT 50% FOR YEARS 16-20 SUBJECT TO A “LOOK BACK” ASSESSMENT OF THE PREVIOUS THREE

YEARS TO DETERMINE IF THE 5-YEAR EXTENDED INCENTIVE PERIOD IS WARRANTED, AND A SALES TAX EXEMPTION ON THE PURCHASE OF CONSTRUCTION MATERIALS FOR THE LADD SCHOOL MIXED-USE REDEVELOPMENT PROJECT IN THE OAK PARK URBAN RENEWAL AREA. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY.

AUTHORIZED PREPARATION OF A SALES/LEASEBACK AND REDEVELOPMENT CONTRACT WITH LCKC LADD DEVELOPMENT PARTNERS, LLC (OR AFFILIATE) AND RELATED PROJECT AND BOND DOCUMENTS FOR THE LADD SCHOOL MIXED-USE REDEVELOPMENT PROJECT IN THE OAK PARK URBAN RENEWAL AREA.

*(RES. NO. 11-1-23)*

4. **Administrative.**

a. **Executive Director's Report** (Daniel Moye) (**Ex. 4A**)

*ACTION TAKEN:* NONE; INFORMATIONAL ONLY

b. **Columbus Park URA** – *Consideration of Approval of Revised Second Assignment, Assumption and Implementation Agreement – Phase Two and Approval of Amendment to Second Amended and Restated Redevelopment Contract to Add New Developer Entity for Phase 2.* (**Ex. 4B**) (Brian Engel)

*ACTION TAKEN:* APPROVED REVISED SECOND ASSIGNMENT, ASSUMPTION AND IMPLEMENTATION AGREEMENT – PHASE TWO AND APPROVED AMENDMENT TO SECOND AMENDED AND RESTATED REDEVELOPMENT CONTRACT TO ADD POLAR DEV LLC AS THE DEVELOPER ENTITY FOR PHASE 2 OF THE PROJECT IN THE COLUMBUS PARK URBAN RENEWAL AREA. *(RES. NO. 11-2-23)*

c. **Columbus Park URA** – *Consideration of Second LCRA Single-Family Tax Abatement for 525 Gillis Street* (Daniel Moye)

*ACTION TAKEN:* TABLED UNTIL NEXT AVAILABLE BOARD MEETING.

d. **Administrative - Audit Presentation** (Amy Thanish)

*ACTION TAKEN:* NONE; INFORMATIONAL ONLY

e. **Administrative** – *Consideration of LCRA endorsement of the EDC Consensus Agenda on EcoDev* (Jim Erickson) (**Ex. 4D**)

*ACTION TAKEN:* APPROVED ENDORSEMENT OF THE EDC CONSENSUS AGENDA ON ECODEV. *(RES. NO. 11-3-23)*

5. **Adjourn.**

There being no further business, the meeting adjourned at approximately 10:05 a.m.



  
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Daniel Moye, Secretary



**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD  
VIDEO-CONFERENCE MEETING ON DECEMBER 19, 2023**

**MINUTES**

1. **Roll Call.**

**Board:** Rebeca Amezcua-Hogan  
Andrea Bough  
Chad Grittman  
Tammy Henderson  
David Kemper (*via Zoom*)

**Staff:** Dan Moye, LCRA  
Susan Tumey, LCRA  
Jim Erickson, EDC  
Tracy Lewis, EDC  
Bob Long, EDC  
Sandra Rayford, EDC

**LCRA Legal Counsel:** Brian Engel, Rouse Frets (*via Zoom*)

**Guests:** Gary Axelrod (*via Zoom*)  
Aaron Dispenza, City of Kansas City (*via Zoom*)  
Bill Kimble (*via Zoom*)  
Robert Langenkamp (*via Zoom*)  
Susan McGrath (*via Zoom*)  
Joseph Peterson (*via Zoom*)

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The monthly meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority began at approximately 10:00 a.m. on December 19, 2023 when Ms. Henderson declared quorum as all five (5) Commissioners were in attendance.

2. **Minutes** - *Review and approval of Meeting Minutes for November 21, 2023 as presented (Ex. 2)*

*ACTION TAKEN:* APPROVED THE MINUTES FOR NOVEMBER 21, 2023, AS PRESENTED. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY.

*(Mr. Moye made a verbal change to the Agenda and Ms. McGrath gave the financial report to the Board at this time.)*

3. **Financial Report** (Susan McGrath) (Ex. 5C)

*ACTION TAKEN:* NONE; INFORMATIONAL ONLY

4. **Truman & Wyandotte Urban Renewal Area – Kansas City Convention Center Headquarters Hotel** – *Consideration of Amendment to Amended and Restated Loan Agreement* (Brian Engel) (Ex. 3A-3B)

*ACTION TAKEN:* APPROVED AN AMENDMENT TO THE LOAN AGREEMENT RELATED TO A NEW INTEREST RATE CAP STRUCTURE AGREED UPON BY THE REDEVELOPER AND THE LENDER AS PART OF THE LOEWS KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL FINANCING. MOTION MADE BY MS. BOUGH, SECONDED BY MR. KEMPER, AND CARRIED UNANIMOUSLY. (RES. 12-1-23)

5. **Cleveland Duplexes URA** – *Consideration of Approval of Lot Combination* (Brian Engel) (Ex. 4)

*ACTION TAKEN:* APPROVED RESOLUTION AUTHORIZING LCRA TO IMPLEMENT A COMBINATION OF TWO PARCELS OWNED BY LCRA TO FACILITATE ISSUANCE OF A COO BY THE CITY UPON PROJECT COMPLETION IN FURTHERANCE OF THE MULTI-FAMILY HOUSING PROJECT WITHIN THE CLEVELAND DUPLEXES URBAN RENEWAL AREA. MOTION MADE BY MS. BOUGH, SECONDED BY MS. AMEZCUA-HOGAN, AND CARRIED UNANIMOUSLY. (RES. 12-2-23)

6. **Administrative.**

a. **Executive Director’s Report** (Daniel Moye) (Ex. 5A)

*ACTION TAKEN:* NONE; INFORMATIONAL ONLY

b. **Small Builders of KC Sponsorship** (Daniel Moye)

*ACTION TAKEN:* APPROVED THE AUTHORITY’S SPONSORSHIP OF THE SMALL BUILDERS OF KC. MOTION MADE BY MS. BOUGH, SECONDED BY MR. GRITTMAN, AND CARRIED UNANIMOUSLY. (RES. 12-3-23)

c. **Financial Report** (Susan McGrath) (Ex. 5C) [*Discussed earlier*]

d. **Administrative** – *Consideration of Opening a New Interest-Bearing Bank Account and Approving Signature Card Naming Authorized Signatories on The Authority’s Bank Account* (Brian Engel) (Ex. 5D-1 - 5D-2)

*ACTION TAKEN:* APPROVED OPENING A NEW INTEREST-BEARING BANK ACCOUNT AND AUTHORIZING SIGNATURE CARDS NAMING AUTHORIZED SIGNATORIES ON THE AUTHORITY’S BANK ACCOUNT. MOTION MADE BY MS. BOUGH, SECONDED BY MR. GRITTMAN, AND CARRIED UNANIMOUSLY. (RES. 12-4-23)

- e. **Columbus Park URA** – *Consideration of Second LCRA Single-Family Tax Abatement for 525 Gillis Street (Daniel Moye)*

*ACTION TAKEN:* DENIED SECOND LCRA TAX ABATEMENT FOR 525 GILLIS. MOTION MADE BY MS. BOUGH, SECONDED BY MS. AMEZCUA-HOGAN, AND CARRIED UNANIMOUSLY.

- f. **Scarritt Renaissance II URA** – *Consideration of Second LCRA Single-Family Tax Abatement for 3600 Gladstone Blvd. (Daniel Moye)*

*ACTION TAKEN:* APPROVED SECOND LCRA TAX ABATEMENT FOR 3600 GLADSTONE BLVD. MOTION MADE BY MS. BOUGH, SECONDED BY MR. GRITTMAN, AND CARRIED UNANIMOUSLY. (RES. 12-5-23)

[Ms. Henderson left the meeting at approximately this time.]

### **EXECUTIVE SESSION**

7. *Consideration of legal, real estate, and personnel issues, and other matters related thereto, pursuant to Sections 610.021(1)(2)(3) RSMo.*

*[The Board moved into closed session to discuss legal issues and other matters related thereto with its attorney, pursuant to Section 610.021(1) RSMo]*

Motion to move into Executive Session made by Ms. Bough and seconded by Mr. Grittmann.

#### *Roll Call Vote to Move into Executive Session*

Ms. Amezcua	Aye
Ms. Bough	Aye
Mr. Grittmann	Aye
Mr. Kemper	Aye

#### *Roll Call Vote to Move out of Executive Session and re-open Business Session*

Ms. Amezcua	Aye
Ms. Bough	Aye
Mr. Grittmann	Aye
Mr. Kemper	Aye

ACTION TAKEN IN CLOSED SESSION: NONE; INFORMATIONAL ONLY

### **RESUME BUSINESS SESSION**

8. **Adjourn.**

There being no further business, the meeting adjourned at approximately 11:30 a.m.



  
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Daniel Moye, Secretary