
**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 3rd, 4th, 5th, and 6th 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.

3. **Adjourn.**

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

Daniel Moye, Secretary