
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD VIDEO-CONFERENCE MEETING

DATE: August 4, 2023
TIME: 1:00 p.m.
PLACE: 300 Wyandotte, 4th Floor
Kansas City, Missouri

Join Online: [Join LCRA Zoom videoconference](#)
By phone: (312) 626-6799
Meeting ID: 830 3766 3218
Passcode: 869185

AGENDA

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

ACTION RECOMMENDED: APPROVAL OF THE MINUTES FOR JUNE 27, 2023, AS PRESENTED
3. **Central Business District Urban Renewal Area** – *Consideration of Approval of a Sale/Leaseback Agreement with Monte Rosa, LLC (David Leader) (Ex. 3A-3C)*

Area Description: The Central Business District URA generally consists of an area generally bound by the I-35 on the north, Oak Street on the east, I-35 on the south, and I-35 on the west; located within the Downtown Loop, the CBD Downtown Neighborhood, and Kansas City’s Greater Downtown Area Plan. The project site is located at 108 W 14th Street, and 1319 Wyandotte Street, within the City’s 4th Council District.

Project Description: The applicant is Monte Rosa LLC, a single purpose entity of LuxLiving of St. Louis, Missouri.

The proposed project will be new construction of a single building which will contain 300 multi-family units for rent, and a 200-door hotel development

The applicant has proposed a new construction tower at the project site that will be developed for approximately \$194,474,599. The multi-family component will account for approximately \$106,631,270, and the Hotel component will account for approximately \$87,843,329, with some shared amenities.

Ordinance Policy Factors: The project will set aside 20% of the multi-family units and make them available to households at 60% of AMI. This project will comply with prevailing wage and MBE/WBE requirements.

Financial Review: SB Friedman has concluded that an incentive period of 10 years at 75% followed by 5 years at 50% should provide a market rate of return. Staff believes

that to ensure the deal is successful that a slightly higher incentive level of 10 years at 80% followed by 7 years at 50% is necessary.

EDC staff believes that the proposed project is in conformance with Greater Downtown Area Plan.

Affirmative Action Policy and MBE/WBE Participation: The proponent will be subject to LCRA's MBE/WBE participation goals and has discussed the reporting process with CREO.

Taxing Jurisdictions: The project was presented for review at the July 21, 2023 Agency Directors meeting.

Other government/statutory agency action: N/A

ACTION RECOMMENDED: APPROVAL OF 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.

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

Area Description: The East Kansas City Urban Renewal Area generally consist of an area generally bound by Cliff Drive on the north, I-435 on the east, Bannister Road on the south, and the west property lines of the properties on the west side of Troost Avenue on the west. The project site is the Greenleaf Apartments at E. 12th Street & Hardesty Avenue. The project site is within the City Council's 3rd District.

Project Description: The applicant is Greenleaf Preservation, LP, a single-purpose real estate entity affiliated with MRK Partners, LLC, an experienced national affordable housing developer.

This project is located at E. 12th Street & Hardesty Avenue. There are a number of industrial businesses to both the west and east of the Greenleaf Apartments, while the former Hardesty Federal Complex is just one-half mile to the north at Independence & Hardesty.

The applicants' project is a \$39.5 million development of 11 buildings with a total of 195 units in the continuously - distressed census tract. The Greenleaf Apartments is a Section 8 project, so all 195 apartments will be affordable to households at 60% of AMI. MHDC has allocated Low-Income Housing Tax Credits to this project, while both Federal and State historic tax credits have also been allocated. The financing also includes a tax-exempt permanent loan and a deferred Developer's Fee.

Since the project is an affordable housing project, is located within a "continuously distressed" census tract, and is a historic tax credit project, it is not subject to the City's affordable housing inclusion, reduced abatement, and prevailing wage requirements. It is eligible for up to 10 years abatement of up to 100% of the increased property taxes.

Financial Review: Per LCRA policy regarding affordable housing projects, the project application was subject to a review by EDC staff. Staff's review revealed that the developer already controls the property and has a low-income housing tax credit allocation, as well as Federal and State historic tax credit allocations and tax-exempt permanent financing in-place.

A letter of support from State Senator Barbara Washington has been received, as has one from the Sheffield Neighborhood Association. Staff believes, therefore, that the proposed project is in conformance with East Kansas City Urban Renewal Plan.

AdvanceKC: The Greenleaf Apartments affordable housing project achieved a score of 78 on the AdvanceKC Scorecard, just shy of the High Impact category.

Affirmative Action Policy and MBE/WBE Participation: The proponent will be subject to MHDC's MBE/WBE participation goals and has reporting process.

Taxing Jurisdictions: The project was presented for review at the July 28, 2023 Agency Directors meeting.

Other government/statutory agency action: N/A

ACTION RECOMMENDED: APPROVAL OF PROPERTY TAX ABATEMENT AT 100% FOR 10 YEARS FOR THE GREENLEAF APARTMENTS AFFORDABLE HOUSING PROJECT.

AUTHORIZING 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.

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

Area Description: The East Kansas City Urban Renewal Area generally consist of an area generally bound by Cliff Drive on the north, I-435 on the east, Bannister Road on the south, and the west property lines of the properties on the west side of Troost Avenue on the west. The project site is 2461 Prospect Avenue. The project site is within the City Council’s 3rd District.

Project Description: The applicant is Haydn Homes, LLC, which is affiliated with Canela Hayden, a local real estate broker.

This project is located at 2461 Prospect Avenue. There are two buildings on the property: a two – story brick commercial building on the northeast corner of E. 25th & Prospect, and a smaller, one-story commercial building to the rear of the property. There is an off-street parking lot with 35 parking spaces on the north side of the property.

The applicants’ project is a \$2.9 million renovation of both buildings. The two – story building will become a mixed-use facility, with four one - bedroom apartments on the second floor and twelve “micro-suites” for cosmetologists and a small restaurant space on the first floor. The smaller, one-story building at the rear of the property will be renovated into a retail space. Additional lighting will be provided in the off-street parking lot.

Since the project has less than twelve apartments and is located within a “continuously distressed” census tract, it is not subject to the City’s affordable housing inclusion, reduced abatement, and prevailing wage requirements. It is eligible for up to 10 years abatement of up to 100% of the increased property taxes.

Financial Review: Per LCRA policy regarding urban renewal area projects that are adjacent to or east of Troost Avenue and which are also located within a continuously distressed census tract, a financial analysis was not required. The project application was reviewed by EDC staff. Staff’s review revealed that the developer already controls the property and has also secured financing from AltCap, the City’s Center City Economic Development (CCED) sales tax district, and debt financing from Central Bank. Staff believes this satisfies the requirements of the Authority’s Workable Program.

A letter of support from the Washington - Wheatley Neighborhood Association has been received. Staff believes, therefore, that the proposed project is in conformance with East Kansas City Urban Renewal Plan.

AdvanceKC: The Urbanity mixed - use project at 2461 Prospect Avenue achieved a score of 70 on the AdvanceKC Scorecard, in the middle of the Standard Impact category.

Affirmative Action Policy and MBE/WBE Participation: The proponent will be subject to the City’s CCED MBE/WBE participation goals and reporting process.

Taxing Jurisdictions: The project was presented for review at the July 28, 2023 Agency Directors meeting.

Other government/statutory agency action: N/A

ACTION RECOMMENDED: APPROVAL OF PROPERTY TAX ABATEMENT AT 100% FOR 10 YEARS FOR THE URBANITY MIXED - USE PROJECT AT 2461 PROSPECT AVENUE.

AUTHORIZE 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.

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

Area Description: The proposed Westside Heritage Urban Renewal Area is located within the area generally bound by W. 14th Street the on the North, Broadway Boulevard/Southwest Boulevard/I-35/Southwest Trafficway on the East, W. 31st Street on the South, and the Kansas Stateline/W. 25th Street/Kansas City Terminal Railway tracks on the West, in Kansas City, Jackson County, Missouri. The proposed Plan Area is in the City Council’s 4th District.

Plan Description: The proponent of the Westside Heritage Urban Renewal Plan is the Hispanic Economic Development Corporation and Westside Neighborhood Association.

The Westside neighborhood is part of Kansas City’s Greater Downtown, lying immediately southwest of the Central Business District.

The Westside Neighborhood is one of the oldest neighborhoods in Kansas City, Missouri. The history of the area dates back to long before KC was even a city in 1850. The Westside Neighborhood thrived for many years, due in large part to the proximity to West Bottom industrial districts that included the meat packing houses and railroads that offered good-paying jobs. The Westside was densely populated and vibrant, but started to decline after the 1950 flood. Manufacturers and distributors began relocating to suburban industrial and business parks, taking the associated jobs with them, dramatically weakening the economic base of the neighborhood.

The Westside neighborhood was also affected by major public infrastructure projects throughout the 1950s to the 1970s. Many long-term residents were forced from their homes when Interstate 35 was built, cutting off the eastern and southern portions from direct contact with the rest of the neighborhood. Interstate 670 destroyed part of the northern portion of the neighborhood and cutoff the neighborhood from the Downtown business district. Southwest Trafficway cut off access to Penn Valley Park and the Midtown neighborhoods. These changes forced longtime residents that could move to leave for more suburban areas, following jobs and better schools. This out-migration of working-class and middle-income families depressed property values, making the Westside Neighborhood more affordable to Latino’s and lower-income families.

Today, the Westside Neighborhood is among the area’s most challenged neighborhoods. With an aging population, it is also impacted by gentrification, nuisance properties, and boarded-up houses. There has been an influx of new higher-income residents, many of whom have built large contemporary homes that contrast starkly with the modest older homes owned by their long-term, low- and moderate-income neighbors. Many of the

Hispanic neighborhood-oriented businesses, clustered along Southwest Boulevard, seem marginal and unkempt to commuters and non-residents.

In order to stabilize and maintain the presence of long-term, low- and moderate-income homeowners within the Plan Area, the Plan sets forth the following eligibility and minimum investment criteria for the implementation of the Plan by eligible applicants:

1. Homeowners must demonstrate that they have owned and resided in the property for at least ten (10) consecutive years prior to the date of application for tax abatement;
2. Eligible homeowners must document that they meet the criteria as a low- or moderate-income person at the time of application for tax abatement;
3. Eligible homeowners must document that at least \$3,500.00 of physical improvements (notwithstanding the requirements of the Authority's Workable Program) have been or is the process of being completed at the time of application for tax abatement; and, further,
4. That at least 25% of funds spent are for improvements made or being made for exterior physical improvements.

These criteria are intended to reduce or eliminate the economic pressure of the ongoing gentrification of the Westside on the existing long-term, low- or moderate-income homeowners in the Plan Area.

The following types of entities shall also be eligible for tax abatement under the specified conditions:

1. Mixed-use properties with two (2) or more apartments and multifamily properties shall be eligible for property tax abatement if 50% or more of the apartments are leased to low- or moderate-income residents at the time of application and throughout the term of the tax abatement;
2. Rental single-family homes owned by long-term residents and occupied by low- or moderate-income residents of a family member;
3. Commercial properties owned by long-term (10 or more years) residents of the Westside neighborhood;
4. Vacant land owned by long-term, low- or moderate-income residents, provided, however, said vacant land must remain vacant throughout the term of the tax abatement except for the property owners use for agricultural uses; and
5. Any property placed into a community land trust intended for the creation or preservation of affordable housing.

The additional eligible property owners are intended to stabilize and maintain existing affordable rental housing, protect commercial properties owned by long-term neighborhood residents, reduce economic pressures on long-term, low- or moderate-income residents that own vacant land, and to encourage the maintenance and expansion of the number of affordable housing units within the Plan Area.

Property owners that do not meet these criteria shall not be eligible for tax abatement under the provisions of this Plan. Any tax abatement awarded shall terminate upon the sale, transfer, or lease to non-family persons or entities or if the dwelling is demolished. Projects seeking tax abatement under the provisions of this Plan must be approved within five years of the date of this Plan’s approval by City Council.

Blight Study: An inter-disciplinary team from the University of Missouri – Kansas City determined that, as of August 27, 2021, the proposed Westside Heritage Urban Renewal Area of Kansas City, Missouri, is a “blighted area” according to the definition provided in Missouri’s Land Clearance for Redevelopment Law in the Missouri Revised Statutes (RSMo. Ch. 99) and is a menace to the health, safety, morals, and welfare of the city. An excerpt from the blight study:

The Study Area suffers from numerous conditions that contribute to the existence of blight in the Westside Neighborhood. The presence of the various blighting conditions is summarized in the following paragraphs.

Deterioration of site improvements is apparent throughout the Study Area. Deterioration and aging are present in many primary structures, as well as in a number of outbuildings in the area. Site improvements in the Study Area often demonstrate roof and wall deterioration, poorly maintained exterior finishes, fascia deterioration, and deterioration of fences, walls, gutters, and stairways/steps. The presence of deterioration is a frequent occurrence, particularly among vacant parcels. There is a high rate of vacancy among parcels, with vacant parcels comprising 35% of the total parcels in the Study Area.

The presence of insanitary or unsafe conditions is the most prevalent blighting factor in the Study Area. Over 50% of the parcels surveyed in the Study Area exhibited conditions considered unsafe or insanitary, including the existence of trash/debris, weeds, cracked or uneven sidewalks, and graffiti. Additionally, at the time of the study there were 478 open 311 cases against parcels in the Study Area for property violations or other service requests made to the City. The presence of billboards also adds to the overall insanitary condition of the area as there are seven billboards with visible deterioration present in the Study Area.

The Kansas City Health Department notes that blighted areas lead to an increase in crime and likelihood of encountering environmental hazards. Addressing blight is a fundamental first step in tackling the overall community health concerns the Study Area is facing.

Crime data indicates that high crime rates are present within the Study Area and pose a danger to both life and property. Incidents of violent crime in the Study Area are 2.79 times more prevalent than in the City as a whole, and 9.07 times more prevalent than the State of Missouri. Incidents of property crime are 1.61 times higher in the Study Area than the City, and 2.58 times higher than the rate for the State of Missouri. Further, violent crime rates in the Study Area are 12.52 times higher than the national rate and property crime rates are 3.01 times higher than the national rate.

Because most of the components of the Chapter 99 criteria are present in the proposed Westside Heritage Urban Renewal Area of Kansas City, Missouri, in August 2021, the UMKC team concluded that the Study Area is a “blighted area” consistent with the

definition provided by Missouri’s Land Clearance for Redevelopment Law in the Missouri Revised Statutes (RSMo. Ch. 99), and is a menace to the health, safety and welfare of the city. The blight study can be found in Exhibit F of the draft Plan. Staff believes that blighting conditions exist.

Affirmative Action Policy and MBE/WBE Participation: Project proponents will be required to meet with both the EDC’s MBE/WBE Compliance Officer to discuss their projects and the LCRA’s Affirmative Action Policy and MBE/WBE Participation requirements, as well as the City’s Civil Rights & Equal Opportunity Dept. staff.

Taxing Jurisdictions: A copy of all project information, financial analysis and draft staff report will be sent to the taxing jurisdiction representatives as individual commercial and multifamily projects are brought forward for consideration.

Other government/statutory agency action: The City Planning Commission will need to consider the proposed Urban Renewal Plan at an upcoming meeting. City Coalition will need to approve the Finding of Blight and the proposed Westside Heritage Urban Renewal Plan.

ACTION RECOMMENDED: APPROVAL OF THE FINDING OF BLIGHT IN THE PROPOSED WESTSIDE HERITAGE URBAN RENEWAL PLAN.

APPROVAL OF THE WESTSIDE HERITAGE URBAN RENEWAL PLAN AND FORWARDING IT TO CITY COALITION WITH A RECOMMENDATION OF APPROVAL.

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

In 2022, LCRA and 906 Grand Boulevard Hospitality, LLC (“Redeveloper”) entered into the Sale/Leaseback and Redevelopment Contract dated October 1, 2022, and related documents in connection with the Redeveloper’s historic rehabilitation of buildings located at 906-910 Grand Boulevard for conversion to an approximately 240-room hotel and other related improvements (“Project”). LCRA is the current owner of the Project property and is leasing the Project property to the Redevelopment to implement approved tax incentives.

In connection with the Project, the Redeveloper caused the formation of the 906 Grand Community Improvement District (“Hotel CID”) pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571, RSMo, as amended (“CID Act”), as evidenced by Ordinance No. 220087 adopted by the City Council on February 3, 2022. As the current owner of the Project property, LCRA is a qualified voter under the CID Act for the purpose of approving a sales and use tax up to a maximum amount of one percent (1.0%) (“CID Sales Tax”). The Redeveloper has requested that LCRA vote in a mail-in ballot election under the CID Act to approve the CID Sales Tax prior to the Redeveloper’s completion of the Project and the Authority’s reconveyance of the Project property back to the Redeveloper.

ACTION RECOMMENDED: 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.

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)*

In May 2021, LCRA approved tax incentives and Revie Capital Development, LLC (“Developer”) for a multifamily project in Martin City. The project area is generally bounded by 135th Street on the north, Union Pacific railroad on the east and south, and Wyandotte Street on the west. The project at that time called for construction of approximately 211 new workforce housing apartments and related improvements (“Project”). The approved tax incentives included a short-term sale/leaseback transaction to implement: (1) a sales tax exemption on the purchase of construction material; and (b) property tax abatement at 75% for ten years. Under the sale/leaseback transaction, LCRA will acquire title to the property and lease it back to the Developer during construction. Upon completion of the Project, LCRA will convey title to the property back to the Developer and issue its tax abatement certificate, subject to and in accordance with the Sale/Leaseback and Redevelopment Contract and other project documents.

The Developer, through an affiliated entity, has since acquired an adjacent parcel, bringing the total project site to approximately 28 acres. The Developer is seeking approval for a modification to the Project to increase the number of apartment units from 211 to approximately 320 and approval of a Sale/Leaseback and Redevelopment Contract to assist the Developer in obtaining City Council approval of zoning updates and an extension of the completion date for the Project. The terms of the financing documents necessary to implement the approved tax incentives will be negotiated and presented to the Board of Commissioners at a later meeting.

ACTION RECOMMENDED: APPROVAL OF 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.

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

On April 10, 1968, LCRA entered into a Contract to Sell and Purchase with Southwestern Bell Telephone Company concerning the property located at 500 E. 8th Street. Pursuant to the contract, LCRA later that year conveyed the property to Southwestern Bell to facilitate the construction of improvements, which became known as the AT&T building.

On March 22, 2022, LCRA entered into a Redevelopment Contract with Well TBC Kansas City JV, LLC (“Redeveloper”) to undertake a historic renovation of the AT&T building. The building is currently vacant. On March 28, 2023, LCRA approved additional incentives for the project as described in Resolution No. 3-4-23, which contemplated the release of the Redevelopment Contract to be replaced by a Sale/Leaseback and Redevelopment Contract and related documents as necessary to implement the additional incentives.

The property is encumbered by the Contract to Sell and Purchase and the Redevelopment Contract. In connection with LCRA’s acquisition of the property and leasing of the property to the Redeveloper to implement the additional incentives, LCRA and the Redeveloper desire to release and terminate the Contract to Sell and Purchase and the Redevelopment Contract to remove them as title encumbrances.

ACTION RECOMMENDED: APPROVE RESOLUTION APPROVING TERMINATION AND RELEASE OF THE 1968 CONTRACT TO SELL AND PURCHASE AND THE 2022 REDEVELOPMENT CONTRACT CONCERNING PROPERTY AT 500 E. 8TH STREET WITHIN THE EASTSIDE URBAN RENEWAL AREA.

10. **Administrative.**

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

ACTION RECOMMENDED: NONE; INFORMATIONAL ONLY

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

ACTION RECOMMENDED: AUTHORIZATION OF CURRENT BOARD CHAIR AND EXECUTIVE DIRECTOR TO SIGN ANY PAST BOARD RESOLUTIONS NOT PREVIOUSLY EXECUTED.

- c. **Tax Abatements** - There were seven (7) tax abatements approved in May, 2023 and eleven (11) tax abatements approved in June, 2023.

URA	Address	Applicant	Costs	Category	Type
MAY 2023					
Central Bus. District	106 W. 11 th	KCAC Partners	\$3,251,466	Commercial	Rehab
Garfield	504 Garfield	J. Cokely	\$16,337	S/f Residential	Rehab
Longfellow Dutch Hill	3016 Campbell	C. Smith	\$11,750	S/f Residential	Rehab
Marlborough CC	1333 E. 84 th	SC RE I	\$7,405	S/f Residential	Rehab
Oak Park	4016 Agnes	Blackbird R.E.	\$54,000	S/f Residential	Rehab
Santa Fe Area Council	2630 E. 29 th	M. Adkins	\$5,500	S/f Residential	Rehab
Troost Paseo	4228 Tracy	S. Hayes	\$7,708	S/f Residential	Rehab
JUNE 2023					
Garfield	406 Garfield	Jerusalem Farm, Inc.	\$7,400	S/f Residential	Rehab
Indian Mound-Lykins	515 N. Bellaire	C. & B. Stalder	\$5,000	S/f Residential	Rehab
Kansas Avenue	2006 Walrond	Image Designs	\$70,000	S/f Residential	Rehab
Kansas Avenue	3200 E. 20 th	Image Designs	\$85,000	S/f Residential	Rehab
Longfellow Dutch Hill	2716 Campbell	S. Diamond	\$478,000	S/f Residential	New
Longfellow Dutch Hill	2829 Harrison	J. Raney	\$472,862	S/f Residential	New
Manheim Park	4133 Virginia	O. Idowu	\$459,900	S/f Residential	New
Manheim Park	3905 Tracy	J. Carter	\$5,240	S/f Residential	Rehab
Oak Park	4325 Flora	G. Ambrose	\$25,000	S/f Residential	Rehab
Oak Park	1501 E. 35 th	J. Ponder & P. St. John	\$10,000	S/f Residential	Rehab
Scarritt Renaissance I	3608 Lexington	Blackbird R.E.	\$20,000	S/f Residential	Rehab

ACTION RECOMMENDED: NONE; INFORMATIONAL ONLY

EXECUTIVE SESSION

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

RESUME BUSINESS SESSION

12. **Adjourn.**