
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD VIDEO-CONFERENCE MEETING

DATE: August 22, 2023
TIME: 10:00 a.m.
PLACE: 300 Wyandotte, 4th Floor
Kansas City, Missouri

Join Online: [Join LCRA Zoom videoconference](#)
By phone: (312) 626-6799
Meeting ID: 830 5734 4402
Passcode: 213615

AGENDA

1. **Roll Call.**

2. **Minutes**

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

ACTION RECOMMENDED: APPROVAL OF THE MINUTES FOR AUGUST 4, 2023,
AS PRESENTED

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

ACTION RECOMMENDED: APPROVAL OF THE MINUTES FOR AUGUST 14, 2023,
AS PRESENTED

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

In March 2022, LCRA approved a Redevelopment Contract with DAK Pacific, LLC, a Missouri limited liability company (“Redeveloper”), and authorized tax abatement for ten (10) years at 100% for for-rent apartment units and at 75% for for-sale townhome units in connection with the Redeveloper’s construction of (i) 10 for-sale townhome units in two buildings, (ii) 10 two-bedroom apartment units in two four-plex buildings and one duplex building, and (iii) related improvements (“Project”), to be accomplished at the vacant lot on the southwest corner of the intersection of Pacific Street and Troost Avenue. The Redeveloper seeks a construction loan from Country Club Bank. The bank is conditioning the loan upon the Redeveloper assigning its rights under the Redevelopment Contract to the bank, and upon the Authority consenting to such assignment, according to the Collateral Assignment of LCRA Redevelopment Contract.

ACTION RECOMMENDED: APPROVE COLLATERAL ASSIGNMENT OF LCRA REDEVELOPMENT CONTRACT.

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)

In 2007, LCRA and Columbus Park Developers, L.C. (“Original Redeveloper”) entered into a Redevelopment Contract for development of a phased, mixed-use, commercial and residential "urban village" known as the Columbus Park/Guinotte Manor Phase III redevelopment project (“Project”). In 2015, LCRA and the Original Redeveloper entered into an Amended and Restated Redevelopment Contract in preparation for development of Phase One of the project and an assignment as to Phase One only to CP Lofts, LP for construction of a 108-unit apartment project, with 54 affordable units, and to assign the contract to Columbus Park Development Group, LLC (“Redeveloper”) (except as to Phase One). Pursuant to the Redevelopment Contract, LCRA acquired and sold the Phase One property to CP Lofts, LP. Phase One is complete and is receiving LCRA tax abatement.

In 2017, the Redevelopment Contract was amended to allow for an assignment from the Redeveloper to Columbus Park Development Group 2, LLC (“Phase Two Redeveloper”) as to Phase Two only. Pursuant to the Redevelopment Contract, LCRA acquired and sold the Phase Two property to the Phase Two Redeveloper. LCRA does not own any other property in connection with the project. The Redeveloper and the Phase Two Redeveloper have requested LCRA to consent to a partial assignment of the Redevelopment Contract to 5 Cherry, LLC as to a portion of the Phase Two property (Block 1, Lot 1 – 650 E. 4th Street; Block 4, Lot 1, 808 E. 5th Street; and Block 5, Lot 2, 880 E. 4th Street). 5 Cherry, LLC is co-owned by the Redeveloper and UC-B Properties. The Phase Two Redeveloper will retain control over the remaining portion of the Phase Two property (Block 4, Lot 2, 401 Charlotte; Block 4, Lot 3, 881 E. 4th Street).

To facilitate the Phase Two improvements, LCRA staff recommends consent to the requested partial assignment to 5 Cherry, LLC pursuant to the Amended Assignment, Assumption and Implementation Agreement. In addition, the parties desire to update, amend, and restate the contract to: (i) provide for the assignment of the Phase Two Redeveloper’s right, title and interest in the contract to 5 Cherry, LLC as to the Phase Two assigned property only; (ii) to assist the Redeveloper, the Phase Two Redeveloper, and 5 Cherry, LLC in the development of the Phase Two improvements; (iii) to amend Exhibit A attached to the contract to remove certain properties from the definition of the Project property and to update legal descriptions (a new Exhibit A is attached to the corresponding Resolution); and (iv) other related changes, as described in the Second Amended and Restated Redevelopment Contract.

ACTION RECOMMENDED: APPROVE 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.

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)*

The City owns the vacant lot located at 2800-04 Prospect Avenue ("Property"). To facilitate redevelopment of the Property for a residential project, the City desires to transfer the Property to the LCRA pursuant to a Purchase Agreement between the City and LCRA, subject to City Council approval and LCRA's issuance of an RFP and selection of a qualified developer to undertake the project pursuant to a separate Redevelopment Contract to be approved once a developer has been selected.

The City's conveyance of the Property is expected to be subject to these conditions: (1) the City is able to convey the Property to LCRA free and clear of leases, liens, and encumbrances unacceptable to LCRA and the developer; (2) LCRA receiving fair value ("Purchase Price") for the Property as defined by Section 99.450, RSMo, from the selected developer, or an exchange of property deemed by LCRA to be of similar character, location, and value; and (3) the City receiving the Purchase Price proceeds, less LCRA's administrative and closing costs, for the Property on or before closing, unless the exchange property is accepted by LCRA as consideration for the sale of the Property in lieu of a Purchase Price cash payment, in which case the developer will be responsible for funding LCRA's administrative and closing costs pursuant to a separate Redevelopment Contract.

ACTION RECOMMENDED: AUTHORIZE 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.

6. **Administrative.**

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

ACTION RECOMMENDED: NONE; INFORMATIONAL ONLY

- b. **Tax Abatements** - *There were eighteen (18) tax abatements approved in July, 2023.*

URA	Address	Applicant	Costs	Category	Type
Columbus Park	518 Gillis	J. Dear Trust	\$5,735	S/f Residential	Rehab
Columbus Park	1120 Pacific	M. & K. Murphy	\$14,404	S/f Residential	Rehab
East Kansas City	2505 Park	A. Gonzalez	\$191,866	S/f Residential	New
East Kansas City	2509 Park	A. Carter	\$178,661	S/f Residential	New
East Kansas City	5422 Garfield	D. Hancock	\$6,212	S/f Residential	Rehab
East Kansas City	1626 Winchester	DCVO Properties	\$7,000	S/f Residential	Rehab
East Kansas City	2517 Park	S. Bandy	\$197,630	S/f Residential	New
East Kansas City	2519 Park	M. & I. Serukiza	\$203,221	S/f Residential	New
East Kansas City	5712 Garfield	Thompson & Sons	\$20,000	S/f Residential	Rehab
Garfield	221 Brooklyn	Syzygy Home	\$24,000	S/f Residential	Rehab
Hospital Hill II	2552 Charlotte	M. Reynolds	\$9,000	S/f Residential	Rehab
Indian Mound-Lykins	132 N. Chelsea	T. & A. Hoover	\$6,040	S/f Residential	Rehab
Indian Mound-Lykins	4420 Norledge	W. & W. Hopkins	\$5,100	S/f Residential	Rehab
Longfellow Dutch Hill	2930 Campbell	Benson Trust	\$368,000	S/f Residential	Rehab
Scarritt Renaissance I	3305 Windsor	M. & C. Adams	\$7,618	S/f Residential	Rehab
Scarritt Renaissance II	4410 Sunrise	T. Lichty & T. Ruck	\$8,063	S/f Residential	Rehab
Troost Paseo	4533 Forest	J. Babb	\$9,248	S/f Residential	Rehab
Troost Paseo	4445 Forest	P. & C. Ely	\$440,000	S/f Residential	New

ACTION RECOMMENDED: 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.*

RESUME BUSINESS SESSION

8. **Adjourn.**