
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD VIDEO-CONFERENCE MEETING

DATE: November 21, 2023
TIME: 9:00 a.m.
PLACE: 300 Wyandotte, 4th Floor
Kansas City, Missouri

Join Online: [Join LCRA Zoom videoconference](#)

By phone: (312) 626-6799

Meeting ID: 897 8329 4636

Passcode: 661349

AMENDED AGENDA

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

ACTION RECOMMENDED: APPROVAL OF THE MINUTES FOR OCTOBER 24, 2023,
AS PRESENTED

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

Area Description: The Oak Park Urban Renewal Area generally consists of an area generally bound by E. Linwood Boulevard on the north, Elmwood Avenue/Vineyard Drive/E. 43rd Street/Elmwood Avenue on the east, E. 45th Street/Agnes Avenue/Emanuel Cleaver II Boulevard/Woodland Avenue/E. 45th Street on the south, and Paseo Boulevard on the west. The project site is the former Ladd School at 3640 Benton Boulevard. The project site is within the City Council's 3rd District.

Project Description: The applicant is LCKC Ladd Development Partners, LLC, a single-purpose real estate entity affiliated with LaunchCode KC and Chip Walsh, an experienced local developer with historic school rehabilitation experience.

This project is located in the block bound by E. 36th Benton, E. 37th, and Bellefontaine, in the north-central portion of the Oak Park neighborhood. The former Ladd School is surrounded by older, historic homes and served as a neighborhood elementary school for many decades. It has been vacant and deteriorating since it was decommissioned by the school district.

The applicants' project is a \$27 million mixed-use historic rehabilitation of the historic Ladd School and the construction of a new mixed-use building on a portion of the site. There will be a total of 75 units in the continuously - distressed census tract. The Ladd School will be rehabilitated into a mixed-use facility with a mixture of small commercial

spaces, community spaces, and apartments with historic tax credits and other financing sources. There will also be 35,000 – 40,000 square feet of new construction with a commercial space and 2 – 3-story residential townhomes.

Since the project is a historic tax credit 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. The developer intends to make 10% of the units affordable to households at 50% of AMI, with another 10% affordable to households at 70% of AMI. In accordance with a proposal supported by the Kansas City, Missouri School District, it is eligible for 15 years abatement of the increased property taxes at 100% for years 1-10 and at 50% for years 11-15, with the possibility of an additional 5 years of abatement 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, as well as the possibility of a Sales Tax Exemption on Construction Materials (STECM).

Financial Review: Per LCRA policy regarding projects located adjacent to or east of Troost and located with continuously distressed census tracts, a financial analysis was not required. The project’s Universal Application was subject to a review by EDC staff. Staff’s review revealed that the developer already controls the property, has a CCED funding allocation, has both Federal and State historic tax credit allocations, and anticipates a New Market Tax Credit allocation, as well.

Community Support: A letter of support from Mayor Lucas has been received, as has one from the Oak Park Neighborhood Association. Staff believes, therefore, that the proposed project is in conformance with the Oak Park Urban Renewal Plan.

AdvanceKC: The Ladd School project achieved a score of 89 on the AdvanceKC Scorecard in the High Impact category.

Affirmative Action Policy and MBE/WBE Participation: The proponent will be subject to the Central City Economic Development (CCED) district’s MBE/WBE participation goals and reporting processes.

Taxing Jurisdictions: The project was presented for review at the November 3, 2023 Agency Directors meeting.

Other government/statutory agency action: N/A

ACTION RECOMMENDED: APPROVAL OF 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.

AUTHORIZE 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.

4. **Administrative.**

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

ACTION RECOMMENDED: 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)**

The documents originally contemplated that 5 Cherry, LLC would acquire the remaining Phase 2 parcels (except 401 Charlotte) and that 5 Cherry, LLC would be majority-owned by an entity controlled by Lance Carlton and Leland Berman. Instead, 5 Cherry, LLC conveyed 51% of its interest in the property to 19 Harris, LLC, under a tenants-in-common (TIC) arrangement. 19 Harris, LLC is controlled by Lance Carlton and Leland Berman. The TIC entity intends to contract with Polar Dev LLC, which is controlled by Lance Carlton and Leland Berman, to undertake development of Phase 2.

ACTION RECOMMENDED: APPROVE REVISED SECOND ASSIGNMENT, ASSUMPTION AND IMPLEMENTATION AGREEMENT – PHASE TWO AND APPROVE 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.

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

Dan Frueh and Christine Stephan applied for and received an LCRA tax abatement in 2009 for their single-family property at 525 Gillis. The abatement ended in 2018. The homeowners applied for a second LCRA abatement in January 2021 and were advised that the earliest they could reapply would be January 2023. They reapplied in August 2023 based on a \$20,000 repair and replacement of the front balconies on the building. Staff denied the August 2023 application stating that the balcony repair and replacement did not constitute a remedy of significant blight.

Mr. Frueh and Ms. Stephan have asked to present their appeal of the staff's denial to the Board.

ACTION RECOMMENDED: DENIAL OF SECOND LCRA TAX ABATEMENT FOR 525 GILLIS.

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

ACTION RECOMMENDED: NONE; INFORMATIONAL ONLY

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

ACTION RECOMMENDED: APPROVAL OF ENDORSEMENT OF THE EDC CONSENSUS AGENDA ON ECODEV.

f. **Tax Abatements** – Thirty-three (33) tax abatements were approved in October 2023.

URA	Address	Applicant	Category	Type
Brooklyn East I	2012 Olive	M. Hunter	S/f Residential	Rehab
Columbus Park	1113 Pacific	D. Appleton	S/f Residential	Rehab
Columbus Park	715 E. 5 th	C. & L. Hickman	S/f Residential	Rehab
Columbus Park	568 Harrison	A. & A. Arredondo	S/f Residential	Rehab
Columbus Park	539 Forest	T. Cao	S/f Residential	Rehab
East Kansas City	3503 E. 26 th	B. McNealy	S/f Residential	Rehab
East Kansas City	2110 Benton	C. & R. Taylor	S/f Residential	Rehab
East Kansas City	1325 Lake	L. Littlejohn	S/f Residential	Rehab
East Kansas City	4625 E. 43 rd Terrace	I. & G. Graham	S/f Residential	Rehab
East Kansas City	5601 Garfield	Crowe Opportunity Fund	S/f Residential	Rehab
East Kansas City	2314 Bellefontaine	A. Dexter	S/f Residential	Rehab
East Kansas City	3332 Tracy	M. Martinez	S/f Residential	Rehab
Garfield	437 Montgall	JPC Property Holdings	S/f Residential	Rehab
Garfield	406 Olive	PH Homes	S/f Residential	New
Garfield	401 Park	PH Homes	S/f Residential	New
Garfield	412 Olive	PH Homes	S/f Residential	New
Hospital Hill II	2549 Charlotte	K. Broers & A. Swan	S/f Residential	Rehab
Hospital Hill II	2639 Charlotte	E. Johnson	S/f Residential	Rehab
Independence Plaza	1031 Park	M. Mays	S/f Residential	Rehab
Indian Mound-Lykins	523 N. White	C. & B. Stalder	S/f Residential	Rehab
Indian Mound-Lykins	4112 E. 9 th	Lykins NT Holdings	S/f Residential	Rehab
Indian Mound-Lykins	427 Wheeling	JPC Property Holdings	S/f Residential	Rehab
Indian Mound-Lykins	111 Kensington	JPC Property Holdings	S/f Residential	Rehab
Indian Mound-Lykins	712 Cypress	P. Perez	S/f Residential	Rehab
Indian Mound-Lykins	1220 Cleveland	D. & B. Vanderlinden	S/f Residential	Rehab
Manheim Park	4000 Forest	D. Fischer	S/f Residential	Rehab
Oak Park	3750 Flora	R. Byrd	S/f Residential	Rehab

URA	Address	Applicant	Category	Type
Scarritt Renaissance I	3522 Gladstone	D. Ninemire	S/f Residential	Rehab
Scarritt Renaissance II	3635 Sunrise Drive	G. Glorioso	S/f Residential	Rehab
Scarritt Renaissance II	3610 Norledge	C. Williams	S/f Residential	Rehab
Troost Paseo	1203 E. 42 nd	R. Bondi	S/f Residential	Rehab
Troost Paseo	4440 Paseo	N. Yonter	S/f Residential	Rehab
Troost Paseo	4439 Virginia	S. Kincaid	S/f Residential	New

ACTION RECOMMENDED: NONE; INFORMATIONAL ONLY

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.*

RESUME BUSINESS SESSION

6. **Adjourn.**