
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD
VIDEO-CONFERENCE MEETING ON MARCH 26, 2024

MINUTES

1. Roll Call.

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

Staff: Dan Moye, LCRA
Susan Tumey, LCRA
Bob Long, EDC
Sandra Rayford, EDC

LCRA Legal Counsel: Brian Engel, Rouse Frets

Guests: Sean Carroll, City of Kansas City (*via Zoom*)
Matt Coates, Yarco (*via Zoom*)
Brad Elmer, Baker Tilly (*via Zoom*)
Kellee Madinger, City of Kansas City (*via Zoom*)
Bob Mayer (*via Zoom*)
Erin Royal, Kansas City Community Land Trust (*via Zoom*)
Patrick Sterrett (*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 26, 2024 when Mr. Grittman declared quorum as four (4) Commissioners were in attendance.

Mr. Kemper advised that he had resigned from the Board as he was moving out-of-state, and the March 26, 2024 meeting would be his last as a LCRA Commissioner.

2. Minutes - Review and approval of Meeting Minutes for January 23, 2024 and February 27, 2024 as presented (Ex. 2A-2B)

ACTION TAKEN: APPROVED THE MINUTES FOR JANUARY 23, 2024 AND FEBRUARY 27, 2024, AS PRESENTED. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY.

3. **East Kansas City URA –7415 Tracy Avenue** – *Consideration of Approval of Redevelopment Contract with Kansas City Community Land Trust (Bob Long) (Ex. 3A–3B)*

ACTION TAKEN: APPROVED PROPERTY TAX ABATEMENT AT 100% FOR 10 YEARS FOR THE MARLBOROUGH SCHOOL COMMERCIAL REHABILITATION PROJECT AT 7415 TRACY AVENUE. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. BOUGH, AND CARRIED BY THE FOLLOWING VOTE:

MS. AMEZCUA-HOGAN	AYE
MS. BOUGH	AYE
MR. GRITTMAN	ABSTAIN
MR. KEMPER	AYE

APPROVED A REDEVELOPMENT CONTRACT WITH KANSAS CITY COMMUNITY LAND TRUST (OR AFFILIATE) FOR THE MARLBOROUGH SCHOOL COMMERCIAL REHABILITATION PROJECT AT 7415 TRACY AVENUE IN THE EAST KANSAS CITY URBAN RENEWAL AREA. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. BOUGH, AND CARRIED BY THE FOLLOWING VOTE:

MS. AMEZCUA-HOGAN	AYE
MS. BOUGH	AYE
MR. GRITTMAN	ABSTAIN
MR. KEMPER	AYE

(RES. NO. 3-1-24)

4. **Troost Paseo URA –4451 Troost Avenue** - *Consideration of Approval of Redevelopment Contract with Rockhill Studios, LLC (Bob Long) (Ex. 4A-4B)*

ACTION TAKEN: APPROVED PROPERTY TAX ABATEMENT AT 100% FOR 10 YEARS FOR THE COMMERCIAL REHABILITATION PROJECT AT 4451 TROOST AVENUE. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY.

APPROVED A REDEVELOPMENT CONTRACT WITH ROCKHILL STUDIOS, LLC (OR AFFILIATE) FOR THE COMMERCIAL REHABILITATION PROJECT AT 4451 TROOST AVENUE IN THE TROOST PASEO URBAN RENEWAL AREA. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY.

(RES. NO. 3-2-24)

5. **East Kansas City URA – 3645 Troost Avenue** – *Consideration of Approval of Redevelopment Contract with 36 Troost, LLC* (Bob Long) (Ex. 5A-5B)

ACTION TAKEN: APPROVED PROPERTY TAX ABATEMENT AT 100% FOR 10 YEARS FOR THE COMMERCIAL RENOVATION MIXED-USE PROJECT AT 3645 TROOST AVENUE. MOTION MADE BY MR. KEMPER, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY.

APPROVED A REDEVELOPMENT CONTRACT WITH 36 TROOST, LLC (OR AFFILIATE) FOR THE COMMERCIAL RENOVATION MIXED-USE PROJECT AT 3645 TROOST AVENUE IN THE EAST KANSAS CITY URBAN RENEWAL AREA. MOTION MADE BY MR. KEMPER, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY.

(RES. NO. 3-3-24)

6. **Central Business District URA –929 Walnut Street** – *Consideration of Approval of Redevelopment Contract with Exact 929, LLC* (Bob Long) (Ex. 6A-6C)

ACTION TAKEN: APPROVED PROPERTY TAX ABATEMENT AT 80% FOR 10 YEARS FOR THE HISTORIC REHABILITATION MIXED-USE PROJECT AT 929 WALNUT STREET. MOTION MADE BY MR. KEMPER, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY.

APPROVED A REDEVELOPMENT CONTRACT WITH EXACT 929, LLC (OR AFFILIATE) FOR THE HISTORIC REHABILITATION MIXED-USE PROJECT AT 929 WALNUT STREET IN THE CENTRAL BUSINESS DISTRICT URBAN RENEWAL AREA. MOTION MADE BY MR. KEMPER, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY.

(RES. NO. 3-4-24)

7. **Seven Oaks Urban Renewal Plan – St. Michael's Veterans Center** - *Consideration of Bond Authorizing Resolution for Sale/Leaseback Project* (Brian Engel) (Ex. 7A-7F)

ACTION TAKEN: APPROVED A RESOLUTION AUTHORIZING ISSUANCE OF BONDS IN MAXIMUM AMOUNT OF \$17 MILLION AND EXECUTION OF BOND AND PROJECT DOCUMENTS TO FUND DEVELOPMENT OF THE PROJECT WITHIN THE SEVEN OAKS URBAN RENEWAL AREA. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY. (RES. NO. 3-5-24)

8. **Administrative.**

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

ACTION TAKEN: NONE; INFORMATIONAL ONLY

(b) **Honorary Street Naming Ceremony** (Dan Moye) (**Ex. 8B**)

ACTION TAKEN: AUTHORIZED SIGNATURE OF CONSENT. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY. (*RES. NO. 3-6-24*)

(c) **Parade Park Project** – Legal Counsel Conflict Waiver (Brian Engel)

ACTION TAKEN: APPROVED LEGAL COUNSEL CONFLICT WAIVER. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY. (*RES. NO. 3-7-24*)

9. **Adjourn.**

There being no further business, the meeting adjourned at approximately 11:15 a.m.

Daniel Moye, Secretary