
**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD
VIDEO-CONFERENCE MEETING**

DATE: August 27, 2024
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: 881 7797 0015

Passcode: 711200

AMENDED AGENDA

1. **Roll Call.**
2. **Minutes** - Review and approval of Meeting Minutes for June 27, 2024 and August 2, 2024 as presented (**Ex. 2A-2B**)

ACTION RECOMMENDED: APPROVAL OF THE MINUTES FOR JUNE 27, 2024 AND AUGUST 2, 2024, AS PRESENTED

3. **33rd & Montgall URA** – Consideration of Amendment to Project Documents – Palestine Gardens Bonds, Series 2023 (Brian Engel) (**Ex. 3A-3B**)

On March 31, 2023, LCRA issued its Multifamily Housing Revenue Bonds (Palestine Gardens Project) Series 2023 in the amount of \$10,221,000 for the purpose of financing a portion of the costs to redevelop the Palestine Gardens North Apartments located at 3220 Montgall Avenue and the Palestine Gardens Apartments located at 2627 E. 33rd Street. PG/PGN, LP, as the redeveloper, and HUD have requested that LCRA approve amendments to the Land Use Restriction Agreement and other project documents reducing the age eligibility from 62 years and over to 55 years and over and reducing the number of units reserved for very-low-income residents from 118 to 116.

ACTION RECOMMENDED: APPROVE AMENDMENTS TO PROJECT DOCUMENTS REDUCING THE AGE ELIGIBILITY TO 55 YEARS AND OVER AND THE NUMBER OF UNITS RESERVED FOR VERY LOW-INCOME RESIDENTS TO 116 IN FURTHERANCE OF THE AFFORDABLE HOUSING PROJECT IN THE 33RD & MONTGALL URBAN RENEWAL AREA.

4. **Longfellow-Dutch Hill Urban Renewal Area - 3112- 3116 Troost Avenue** - *Consideration of Partial Assignment, Assumption and Amendment of Redevelopment Contract* (Brian Engel) (Ex. 4A-4C)

LCRA and Legacy Crossing, LLC (“Original Redeveloper”) are parties to the Redevelopment Contract dated October 23, 2019 (the “Redevelopment Contract”), to facilitate the Original Redeveloper’s historic rehabilitation of two properties (1) two-story Baker Shoe Building located at 3112- 3116 Troost Avenue for commercial use on the first floor and either commercial or residential use on the second floor, and (2) two-story Helzberg Building located at 3130 – 3134 Troost Avenue for commercial use on both floors. The project is complete and LCRA issued its Certificate of Qualification of Tax Abatement for an abatement period 2023-2032.

The Original Redeveloper and RS BakerShoe, LLC, a Missouri limited liability company (“New Redeveloper”), entered into a purchase agreement pursuant to which the New Redeveloper intends to acquire that portion of the project located at 3112-3116 Troost Avenue. The Original Redeveloper and the New Redeveloper have requested that the LCRA approve a partial assignment of the Redevelopment Contract to the New Redeveloper, including the remaining tax abatement term for 3112-3116 Troost Avenue. The New Redeveloper will assume the obligations under the Redevelopment Contract to maintain that portion of the project located at 3112-3116 Troost Avenue and will enter into a new Funding Agreement pursuant to which the New Redeveloper will pay all of the LCRA’s costs and expenses incurred in connection with such project from the date of the partial assignment.

ACTION RECOMMENDED: APPROVE PARTIAL ASSIGNMENT, ASSUMPTION AND AMENDMENT OF REDEVELOPMENT CONTRACT.

5. **Habitat for Humanity Scattered Site I Urban Renewal Area** – *Consideration of Extension of the Plan* (Bob Long)

The Habitat for Humanity Scattered Site I Urban Renewal Plan will expire on October 1, 2024. The City Council approved the Plan on October 1, 2009 for a fifteen-year term by Ordinance 090794. The Plan Area is about 155 acres bounded by E. 27th on the north, Linwood Blvd. on the south, Troost on the east and Gillham Road on the west. The Plan was intended to stimulate private investment in the rehabilitation of single- and multi-family homes and the development of new and existing commercial buildings.

The Plan was amended on June 9, 2022 by Ordinance 220481 to remove two parcels from the Plan Area. No other changes have been made to the Plan Area.

Seventeen (17) single-family ten-year tax abatements have been issued by the LCRA in the Plan Area. Four (4) of the LCRA abatements are still active; the latest of which will expire in 2027. Staff believes that an extension of the Plan to December 31, 2027 would allow adequate time to allow existing abatements to expire prior to the termination of the Plan. Staff further believes that no new LCRA abatements should be granted through this Plan. Any remaining parcels in the Habitat for Humanity Scattered Site I URA are now included within the East Kansas City Urban Renewal Area, so they remain eligible for tax abatement.

If the Authority approves the proposed extension, the City Council is expected to consider an ordinance extending the Habitat for Humanity Scattered Site I Urban Renewal Plan.

ACTION RECOMMENDED: APPROVE THE SECOND AMENDMENT TO THE HABITAT FOR HUMANITY SCATTERED SITE PLAN I URBAN RENEWAL PLAN TO EXTEND THE PLAN'S TERM TO DECEMBER 31, 2027 AND THAT NO FURTHER LCRA ABATEMENTS SHOULD BE GRANTED THROUGH THE PLAN.

6. **Longfellow Dutch Hill Urban Renewal Area** – *Consideration of Approval of the Plan's First Amendment* (Bob Long)

The Longfellow Dutch Hill Urban Renewal Plan expired on November 20, 2023. The City Council approved the Plan on November 20, 2008 for a fifteen-year term. The Plan Area is about 155 acres bounded by E. 27th Street on the north, Linwood Blvd. on the south, Troost Avenue on the east and Gillham Road on the west. The Plan was intended to stimulate private investment in the rehabilitation of single- and multi-family homes and the development of new and existing commercial buildings.

Seventy-three (73) single-family ten-year tax abatements have been issued by the Authority in the Plan Area. Sixty-one (61) of the abatements are still active; the latest of which will expire in 2032. Staff believes that a twenty (20) year extension of the Plan would allow adequate time to allow existing abatements to expire prior to the termination of the Plan.

If the Authority approves the proposed First Amendment, the City Council is expected to consider an ordinance amending the Longfellow Dutch Hill Urban Renewal Plan by extending its term for an additional twenty (20) years in furtherance of the goals and purposes of the Plan.

ACTION RECOMMENDED: APPROVE THE FIRST AMENDMENT TO THE LONGFELLOW DUTCH HILL URBAN RENEWAL PLAN TO EXTEND THE PLAN'S TERM FOR AN ADDITIONAL TWENTY (20) YEARS

7. **Eastside Urban Renewal Area** - *Consideration of Utility Easement – 500 E. 8th Street* (Brian Engel) (Ex. 7A-7B)

On September 1, 2023, LCRA and Well TBC Kansas City JV, LLC (“Redeveloper”) entered into a sale/leaseback transaction to facilitate the historic renovation of the former AT&T building located at 500 E. 8th Street, to include (i) approximately 265 apartment units (approximately 100 studio/one-bath units averaging 639 square feet, approximately 60 one-bedroom/one-bath units averaging 707 square feet, approximately 90 two-bedroom/one-bath units averaging 980 square feet, and approximately 15 two-bedroom/two-bedroom units averaging 980 square feet), (ii) fitness center, (iii) remote work center, (iv) lounge, (v) subgrade parking for 575 cars, and (vi) related improvements (“Project”). Pursuant to the Lease Agreement, the Redeveloper has

requested that LCRA approve and grant a utility easement to Evergy as part of the Project.

ACTION RECOMMENDED: APPROVE GRANT OF A UTILITY EASEMENT TO EVERGY TO FACILITATE THE HISTORIC RENOVATION OF THE FORMER AT&T BUILDING AT 500 E. 8TH STREET WITHIN THE EASTSIDE URBAN RENEWAL AREA.

8. **Administrative.**

(a) **Executive Director’s Report** (Dan Moye) (**Ex. 8A**)

ACTION RECOMMENDED: NONE; INFORMATIONAL ONLY

(b) **Tax Abatements** – Thirty-one (31) tax abatements were approved in June and July, 2024

URA	Address	Applicant	Category	Type
Blue Hills	6030 Euclid	L. Moses	S/f Residential	Rehab
Brooklyn East I	2117 Brooklyn	Vision 2020 Properties	S/f Residential	Rehab
Brooklyn East I	2111 Brooklyn	Wilmore Custom Homes	S/f Residential	New
Columbus Park	719 E. 5 th	J. & J. Schuster	S/f Residential	Rehab
East Kansas City	5501 E. 30 th	I. Lopez & R. Hernandez	S/f Residential	Rehab
East Kansas City	4521 Cleveland	A. Langdon	S/f Residential	Rehab
East Kansas City	3637 Tracy	D. Jones & T. VanVlack	S/f Residential	New
East Kansas City	3435 E. 62 nd	D. Thomas	S/f Residential	Rehab
East Kansas City	7203 Bellefontaine	M Greene Holdings	S/f Residential	Rehab
East Kansas City	5100 Highland	S. Boga	S/f Residential	Rehab
East Kansas City	3901 E. 46 th	A. Sipes & W. Bailey	S/f Residential	Rehab
Garfield	425 Park	J. & C. Clutton	S/f Residential	Rehab
Garfield	105 Olive	All Things Through Christ	S/f Residential	Rehab
Indian Mound-Lykins	3717 E. 7 th	Lykins NT Holdings	S/f Residential	Rehab
Indian Mound-Lykins	325 Lawn	R. Koop	S/f Residential	Rehab
Indian Mound-Lykins	121 N. White	All Things Through Christ	S/f Residential	Rehab
Indian Mound-Lykins	809 Elmwood	All Things Through Christ	S/f Residential	Rehab
Indian Mound-Lykins	810 Elmwood	All Things Through Christ	S/f Residential	Rehab
Indian Mound-Lykins	136 Brighton	R. Roche	S/f Residential	Rehab
Key Coalition	3027 Garfield	KC Nexus Properties	S/f Residential	Rehab
Key Coalition	2313 E. 27 th	Missouri Housing Partners	S/f Residential	New
Key Coalition	2700 Olive	Missouri Housing Partners	S/f Residential	New
Key Coalition	2704 Olive	Missouri Housing Partners	S/f Residential	New
Key Coalition	2706 Olive	Missouri Housing Partners	S/f Residential	New
Manheim Park	3911 Forest	S. Wedermyer	S/f Residential	Rehab
Oak Park	4134 Montgall	A. Langdon	S/f Residential	Rehab
Oak Park	1318 E. 42 nd	R. Hinkson	S/f Residential	New
Scarritt Renaissance II	4005 Morrell	All Things Through Christ	S/f Residential	Rehab

URA	Address	Applicant	Category	Type
Townfork Creek	5513 Jaudon	A. Langdon	S/f Residential	Rehab
Troost Paseo	4230 Tracy	B. Mark	S/f Residential	New
Troost Paseo	4526 Forest	H. Shapiro	S/f Residential	New

ACTION RECOMMENDED: NONE; INFORMATIONAL ONLY

EXECUTIVE SESSION

9. *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

10. **Adjourn.**