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LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD  
VIDEO-CONFERENCE MEETING ON JUNE 27, 2024

MINUTES

1. Roll Call.

**Board:** Rebeca Amezcua-Hogan  
Andrea Bough  
Chad Grittman  
Tammy Henderson

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

**LCRA Legal Counsel:** Brian Engel, Rouse Frets

**Guests:** Sean Carroll, City of Kansas City (*via Zoom*)  
Matt Coates (*via Zoom*)  
Aaron Dispenza, City of Kansas City (*via Zoom*)  
L. Flournoy (*via Zoom*)  
Thomas Friestad (*via Zoom*)  
Andrew Lonard (*via Zoom*)  
Kellee Madinger, City of Kansas City (*via Zoom*)  
Donald Maxwell (*via Zoom*)  
Aaron Sage, Millennia (*via Zoom*)  
Frank Sinito, Jr., Millennia (*via Zoom*)

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The monthly meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority began at approximately 10:00 a.m. on June 27, 2024 when Mr. Grittman declared quorum as four (4) Commissioners were in attendance.

2. Minutes - Review and approval of Meeting Minutes for May 28, 2024 as presented (Ex. 2)

**ACTION TAKEN:** APPROVED THE MINUTES FOR MAY 28, 2024, AS PRESENTED.  
MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS.  
BOUGH, AND CARRIED UNANIMOUSLY.

3. **Oak Park URA – 3510 Prospect Avenue** – *Consideration of Approval of Sale/Leaseback and Redevelopment Contract with Lineage Properties Missouri, LLC (Bob Long) (Ex. 3A – 3C)*

*ACTION TAKEN:* SELECTED LINEAGE PROPERTIES MISSOURI, LLC AS THE DEVELOPER FOR THE COMMERCIAL REDEVELOPMENT PROJECT AT 3510 PROSPECT AVENUE IN THE OAK PARK URBAN RENEWAL AREA. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY.

APPROVED A SALES TAX EXEMPTION ON THE PURCHASE OF CONSTRUCTION MATERIALS PROPERTY AND TAX ABATEMENT AT 100% FOR 10 YEARS AND AT 50% FOR 13 YEARS FOR THE COMMERCIAL REDEVELOPMENT PROJECT AT 3510 PROSPECT AVENUE. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY.

AUTHORIZED PREPARATION OF A SALE/LEASEBACK AND REDEVELOPMENT CONTRACT WITH LINEAGE PROPERTIES MISSOURI, LLC (OR AFFILIATE) FOR THE COMMERCIAL REDEVELOPMENT PROJECT AT 3510 PROSPECT AVENUE IN THE OAK PARK URBAN RENEWAL AREA. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY.

*(RES. NO. 6-1-24)*

4. **Seven Oaks Urban Renewal Plan – St. Michael’s Veterans Center** – *Consideration of Tax Abatement Extension (Brian Engel) (Ex. 4)*

*ACTION TAKEN:* APPROVED EXTENSION OF THE TAX ABATEMENT PERIOD FROM 10 YEARS TO 20 YEARS TO FACILITATE PHASE III OF THE VETERANS AFFORDABLE HOUSING PROJECT WITHIN THE SEVEN OAKS URBAN RENEWAL AREA. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY. *(RES. NO. 6-2-24)*

5. **Administrative.**

- (a) **Executive Director’s Report** (Dan Moye) (Ex. 5A)

*ACTION TAKEN:* NONE; INFORMATIONAL ONLY

- (b) **East 23<sup>rd</sup> Street Urban Renewal Area – 1600 Jackson / Gabriel Tower** – *Consideration of Notice of Default (Dan Moye/Brian Engel)*

**EXECUTIVE SESSION**

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

*[The Board moved into closed session to discuss legal issues and other matters related thereto with its attorney, pursuant to Section 610.021(1) RSMo]*

Motion to move into Executive Session made by Ms. Bough and seconded by Ms. Amezcua-Hogan.

*Roll Call Vote to Move into Executive Session*

Ms. Amezcua-Hogan     Aye  
Ms. Bough                 Aye  
Mr. Grittman             Aye  
Ms. Henderson           Aye

**RESUME BUSINESS SESSION**

The Board moved out of Executive Session and re-opened Business Session via the following roll call vote.

Motion to move into Business Session made by Ms. Bough and seconded by Ms. Henderson.

*Roll Call Vote to Move into Business Session*

Ms. Amezcua-Hogan     Aye  
Ms. Bough                 Aye  
Mr. Grittman             Aye  
Ms. Henderson           Aye

**RESUME BUSINESS SESSION**

*ACTION TAKEN IN CLOSED SESSION: DECLARED KENSINGTON HEIGHTS MO, LLC TO BE IN DEFAULT REGARDING THE GABRIEL TOWERS PROJECT AT 1600 JACKSON AVENUE IN THE E. 23<sup>RD</sup> STREET URBAN RENEWAL AREA FOR FAILURE TO PAY THE 2022 PILOT AS REFERENCED IN THE SUPPLEMENTAL AGREEMENT DATED JUNE 30, 2021, AND FAILURE TO PAY THE AUTHORITY’S LEGAL FEES. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY. (RES. NO. 6-3-24)*

- 7. **Adjourn.**

There being no further business, the meeting adjourned at approximately 10:45 a.m.

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Daniel Moye, Secretary