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

MINUTES

1. Roll Call.

Board: Rebeca Amezcua-Hogan (*via Zoom*)
Andrea Bough (*via Zoom*)
Chad Grittman
Tammy Henderson (*via Zoom*)

Staff: Dan Moye, LCRA
Susan Tumey, LCRA
Tracey Lewis, EDC
Bob Long, EDC

LCRA Legal Counsel: Brian Engel, Rouse Frets

Guests: Mike Dinkins (*via Zoom*)
LaSundra Flournoy, CREO (*via Zoom*)
Chris Frantze, Stinson (*via Zoom*)
Jennifer Hokanson, Jackson County (*via Zoom*)
Jean Matzeder, Hardwick Law (*via Zoom*)
Lea Akert, Fulson Housing (*via Zoom*)
Daniel Thompson, Hardwick Law (*via Zoom*)
Sherlyn Wallace, Jackson County (*via Zoom*)
Charlotte Westermann, The Bernstein Companies (*via Zoom*)

The monthly meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority began at approximately 1:00 p.m. on August 27, 2024 when Mr. Grittman declared quorum as Ms. Amezcua-Hogan and Ms. Bough were present. Ms. Henderson joined at a later time.

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

ACTION TAKEN: APPROVED THE MINUTES FOR JUNE 27, 2024 AND AUGUST 2, 2024, AS PRESENTED. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY.

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

ACTION TAKEN: APPROVED 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. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY. (RES. NO. 8-1-24)

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)

ACTION TAKEN: APPROVED PARTIAL ASSIGNMENT, ASSUMPTION AND AMENDMENT OF REDEVELOPMENT CONTRACT. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY. (RES. NO. 8-2-24)

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

ACTION TAKEN: APPROVED 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. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY. (RES. NO. 8-3-24)

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

ACTION TAKEN: APPROVED THE FIRST AMENDMENT TO THE LONGFELLOW DUTCH HILL URBAN RENEWAL PLAN TO EXTEND THE PLAN’S TERM FOR AN ADDITIONAL TWENTY (20) YEARS. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY. (RES. NO. 8-4-24)

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

ACTION TAKEN: APPROVED 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. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY. (RES. NO. 8-5-24)

EXECUTIVE SESSION

8. *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 Mr. Grittman and seconded by Ms. Amezcua-Hogan.

Roll Call Vote to Move into Executive Session:

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

ACTION TAKEN IN

CLOSED SESSION: NONE; INFORMATIONAL ONLY

The Board moved out of Executive Session and re-opened Business Session via the following roll call vote. Motion to move out of Executive Session made by Ms. Amezcua-Hogan and seconded by Mr. Grittman.

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

RESUME BUSINESS SESSION

9. **Adjourn.**

There being no further business, the meeting adjourned at approximately 2:15 p.m.

Daniel Moye, Secretary