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

DATE: October 24, 2024
TIME: 9:30 a.m.
PLACE: 300 Wyandotte, 4th Floor
Kansas City, Missouri

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

By phone: (312) 626-6799

Meeting ID: 837 8287 5126

Passcode: 564295

AMENDED AGENDA

1. **Roll Call.**
2. **Minutes** - Review and approval of Meeting Minutes for September 26, 2024 as presented (Ex. 2)

ACTION RECOMMENDED: APPROVAL OF THE MINUTES FOR SEPTEMBER 26, 2024, AS PRESENTED

3. **Columbus Park URA –521 Campbell Street** – Consideration of Approval of a Redevelopment Contract with Michael Tran (Bob Long) (Ex. 3A-3B)

Area Description: The Columbus Park Urban Renewal Area generally consists of the area generally bound by the Missouri River on the north, I-35/29 on the east, I-35 on the south, and Hwy. 9/Heart of America Bridge on the west. This neighborhood lies north/northeast of the downtown loop. The specific project address is 521 Campbell Street.

Project Description: The applicant is Michael Tran, the property owner.

The applicants' project is a \$1.9 Million renovation of a vacant three-story brick commercial building, which is less than a block from Garozzo's and directly across the street from Vietnam Cafe. The property has been vacant for five years. The property will be renovated to create two first-floor commercial spaces and eleven rental housing units. This project is expected to create 10 new permanent jobs, and generate approximately 15 construction jobs.

This project is located within a continuously distressed census tract, so it is not subject to the City's reduced abatement. It is eligible for up to 10 years abatement of up to 100% of the increased property taxes.

Since this project has less than twelve rental housing units, it is not subject to the City's affordable housing inclusion requirement. It must, however, be pointed out that all eleven units meet the requirements to be considered affordable according to HUD's Fair Market Rents for the Kansas City Metropolitan Area.

Financial Review: The staff's review of the Universal Application revealed that the applicant will provide a 30% equity injection into the project through a mixture of cash and the property. Even higher construction costs could pose a significant threat to the feasibility of the project. Due to the high interest rate and level of risk for smaller projects, the project is not likely to proceed without the requested tax abatement.

EDC staff believes this satisfies the requirements of the City's AdvanceKC policy and the Authority's Workable Program.

EDC staff believes, therefore, that the proposed project is in conformance with Columbus Park Urban Renewal Plan.

AdvanceKC: The proposed commercial project achieved a score of 85 on the AdvanceKC Scorecard; this is in the High Impact category for residential projects.

Affirmative Action Policy and MBE/WBE Participation: The proponent will be subject to the LCRA's MBE/WBE participation goals and reporting process.

Taxing Jurisdictions: The project was presented for review at the October 11, 2024 Agency Directors meeting.

Other government/statutory agency action: N/A

ACTION RECOMMENDED: APPROVAL OF PROPERTY TAX ABATEMENT AT 100% FOR 10 YEARS FOR THE MIXED-USE REDEVELOPMENT PROJECT AT 521 CAMPBELL STREET.

APPROVAL OF A REDEVELOPMENT CONTRACT WITH MICHAEL TRAN (OR AFFILIATE) FOR THE COMMERCIAL REDEVELOPMENT PROJECT AT 521 CAMPBELL STREET IN THE COLUMBUS PARK URBAN RENEWAL AREA.

4. **Administrative.**

(a) **Executive Director's Report** (Dan Moye) (Ex. 4A)

ACTION RECOMMENDED: NONE; INFORMATIONAL ONLY

(b) **East 23rd Street URA – Gabriel Tower Apartments Project Update**

ACTION RECOMMENDED: NONE; INFORMATIONAL ONLY

(c) **Tax Abatements** – Twenty-one (21) tax abatements were approved in September, 2024.

URA	Address	Applicant	Category	Type
Brooklyn East I	2107 Park	J. & R. Pruitt	S/f Residential	New
East 23 rd Street	2333 Lister	ACS, LLC	S/f Residential	Rehab
East Kansas City	2312 Montgall	A. & J. Sung	S/f Residential	Rehab
East Kansas City	4529 E. 53 rd	J. Gray	S/f Residential	Rehab
East Kansas City	7125-7127 Askew	Thompson & Sons	S/f Residential	Rehab
East Kansas City	5512 & 5514 Wabash	Crowe Opp. Fund	S/f Residential	Rehab
East Kansas City	2625 Benton Blvd.	JPC Property Holdings	S/f Residential	Rehab
East Kansas City	5405 Virginia	TG Farms	S/f Residential	Rehab
East Kansas City	7655 Wabash	S. & F. Tucker	S/f Residential	Rehab
East Kansas City	5107 Forest	M. Patek	S/f Residential	Rehab
Garfield	418 Brooklyn	J. & P. Carter	S/f Residential	Rehab
Habitat for Humanity II	2312 E. 24 th	D. Cook	S/f Residential	New
Habitat for Humanity II	2316 Olive	K. Yussuf	S/f Residential	New
Habitat for Humanity II	2318 Olive	D. James	S/f Residential	New
Habitat for Humanity II	2337 Olive	J. Howard	S/f Residential	New
Hospital Hill II	2618 Charlotte	N. & R. Starcev	S/f Residential	Rehab
Oak Park	4246 Benton Blvd.	J. & L. Cotton	S/f Residential	Rehab
Santa Fe Area Council	2949 E. 29 th	J. & L. Fitzpatrick	S/f Residential	Rehab
Santa Fe Area Council	3226 Victor	P. & M. McCarty	S/f Residential	Rehab
Scarritt Renaissance II	3910 Windsor	M. Pitkin	S/f Residential	Rehab
Troost Paseo	4332 Forest	D. LeGros & M. Barr	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

- Adjourn.**