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**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY  
BOARD MEETING AGENDA**

**DATE:** June 24, 2020  
**TIME:** 9:30 a.m.  
**PLACE:** 300 Wyandotte, 4<sup>th</sup> Floor  
Kansas City, Missouri

**VIA VIDEO CONFERENCE**

**Meeting ID: 996 9546 0653**

**To Join Online: <https://zoom.us/j/99695460653>**

**To Join by Phone:**

**1-312-626-6799**

**1-646-876-9923**

**1-301-715-8592**

1. **Roll Call.**
2. **Administrative.** - *Review and approval of Meeting Minutes for May 20, 2020 (Ex. 2)*

*ACTION RECOMMENDED:* APPROVAL OF THE MINUTES FOR MAY 20, 2020, AS PRESENTED
3. **Columbus Park URP – Columbus Park Development Group 2, LLC - Phase II –**  
*Consideration of Extension to Real Estate Sale Contract (Brian Engel) (Ex. 3A-3C)*

By Resolution No. 4-3-17 dated May 31, 2017, LCRA approved: (a) an amendment to the Redevelopment Contract to facilitate the transfer of the Phase Two Property to Columbus Park Development Group 2, LLC ("Redeveloper"); (b) the transfer of the Phase Two Property to Redeveloper subject to the terms and conditions of the Real Estate Sale Contract; (c) ten (10)-year tax abatement for the Phase Two Property as specified in accordance with the Columbus Park Urban Renewal Plan and the Redevelopment Contract, as amended; (d) the Redevelopment Plan for Phase Two and establish the Plan Approval Date for Phase Two; and (e) authorized the Executive Director to reimburse the City for approximately \$292,000 to fund public infrastructure improvements within the Urban Renewal Area with proceeds from the sale of the Phase Two Property and to utilize the remaining proceeds from the sale of the Phase Two Property for payment of other public infrastructure improvement costs or eligible project costs within the Urban Renewal Area in accordance with the Redevelopment Contract.

By Resolution No. 5-4-17 dated April 26, 2017, LCRA approved and authorized execution of: (a) the Amendment to Amended and Restated Redevelopment Contract dated July 7, 2017 and recorded as Document No. 2017E0087115 ("Amendment to Redevelopment Contract"); (b) the Real Estate Sale Contract dated July 7, 2017 ("Real

Estate Sale Contract”) between LCRA and the Redeveloper, as amended; (c) the Assignment, Assumption and Implementation Agreement dated July 7, 2017 and recorded as Document No. 2017E0087121 (“Assignment”) of the Redevelopment Contract, as amended, from Columbus Park Development Group, LLC to the Redeveloper; (d) its prior approvals as stated in Resolution No. 4-3-17; and (e) a Funding Agreement between LCRA and the Redeveloper for the purpose of providing a revenue source to fund costs, including legal fees, incurred by LCRA in connection with LCRA’s performance of rights and obligations under the Redevelopment Contract, as may be further amended in the future to accommodate future phases, and the transactions contemplated thereunder, all in furtherance of the Urban Renewal Plan.

The Real Estate Sale Contract contemplates that LCRA will sell the Phase Two Property to the Redeveloper in one or more transactions. The first transaction closed on or about December 15, 2017 and the second transaction closed on May 28, 2020. The Redeveloper has requested that LCRA transfer the remainder of the Phase Two Property. Under the Real Estate Sale Contract, the deadline for completing the transfer all of the Phase Two Property was June 1, 2020, which LCRA approved in April 2020. The Fifth Amendment to Real Estate Sale Contract extends the deadline to September 30, 2020 to allow additional time to complete the closing.

*ACTION RECOMMENDED:* APPROVE FIFTH AMENDMENT TO REAL ESTATE SALE CONTRACT FOR SALE OF REMAINING LCRA LAND TO COLUMBUS PARK DEVELOPMENT GROUP 2, LLC.

4. **1718 – 1720 Holmes Street Urban Renewal Area** – *Approve Termination of the Urban Renewal Plan (Bob Long)*

The 1718-1720 Holmes Street Urban Renewal Plan was approved by Ordinance No. 050827 by the City Council on July 28, 2005 with a fifteen-year (15) term. The Plan Area generally consists of two parcels at 1718 and 1720 Holmes Street in the East Crossroads. The Plan was intended to revitalize the two blighted industrial buildings through rehabilitation and adaptive reuse as commercial office/studio space.

At this time, the original tax abatement has ended. The 1718-1720 Holmes Street URA is set to expire July 28, 2020.

If the Authority approves the proposed Termination, the City Council is expected to consider an ordinance terminating the 1718 – 1720 Holmes Street Urban Renewal Plan.

*ACTION RECOMMENDED:* APPROVE THE TERMINATION TO THE 1718 – 1720 HOLMES STREET URBAN RENEWAL PLAN AND FORWARD THE RECOMMENDATION TO CITY COUNCIL.

5. **Clay School Urban Renewal Area** – *Approve Termination of the Urban Renewal Plan*  
(Bob Long)

The Clay School Urban Renewal Plan was approved by Ordinance No. 001649 by the City Council on January 11, 2001 with a twenty-year (20) term. The Plan Area is generally bound by E. 7th Street on the north, Ewing Avenue on the east, E. 8th Street on the south, and Newton Avenue on the west, in Kansas City’s Historic Northeast. The Plan was intended to revitalize the Plan Area through the construction of nine (9) affordable single-family homes by Old Northeast, Inc., a now defunct community development corporation.

At this time, the houses have been built and the ten (10) - year tax abatement has ended. The Clay School URA is set to expire January 11, 2021.

If the Authority approves the proposed Termination, the City Council is expected to consider an ordinance terminating the Clay School Urban Renewal Plan.

*ACTION RECOMMENDED:* APPROVE THE TERMINATION TO THE CLAY SCHOOL URBAN RENEWAL PLAN AND FORWARD THE RECOMMENDATION TO CITY COUNCIL.

6. **Eastwood School Urban Renewal Area** – *Approve Termination of the Urban Renewal Plan*  
(Bob Long)

The Eastwood School Urban Renewal Plan was approved by Ordinance No. 050684 by the City Council on June 30, 2005 with a fifteen-year (15) term. The Plan Area is generally located south of N.E. 43rd Street, between N. Bellefontaine Avenue and N. Walrond Avenue, in southwestern Clay County. The Plan was intended to revitalize the Plan Area through the renovation and adaptive reuse of the former North Kansas City Eastwood Elementary School as twenty-three (23) affordable senior apartments, plus the construction of three (3) four-plexes of affordable senior apartments. Cohen-Esrey Development, LLC was the developer of the project, which was known as Chaumeire Place.

At this time, the former Eastwood School has been rehabilitated, the three four-plexes built and the ten (10) - year tax abatement has ended. The Eastwood School URA is set to expire June 30, 2020.

If the Authority approves the proposed Termination, the City Council is expected to consider an ordinance terminating the Clay School Urban Renewal Plan.

*ACTION RECOMMENDED:* APPROVE THE TERMINATION TO THE EASTWOOD SCHOOL URBAN RENEWAL PLAN AND FORWARD THE RECOMMENDATION TO CITY COUNCIL.

7. **Administrative.**

a. **Executive Director's Report** - Active Projects Tracking System Report (Dan Moye) (**Ex. 7A**)

1. Hyatt House Hotel – force majeure notice and developer lawsuit
2. Convention Center Hotel – project status update
3. Gabriel Towers (f/k/a Kensington Heights) 1600 Jackson – maintenance issues

*ACTION RECOMMENDED:* NONE; INFORMATIONAL ONLY

b. **Affirmative Action Report** (Sandra Rayford) (**Ex. 7B**)

c. **Tax Abatements** – There were two (2) tax abatements approved in May, 2020.

<b>URA</b>	<b>Address</b>	<b>Applicant</b>	<b>Category</b>	<b>Type</b>
Garfield	2300 Independence Avenue	Pendleton ArtsBlock, LLC	M/f Residential	New
Columbus Park	516 Troost	Abigail & Tyler Kinney	S/f Residential	Rehab

***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.

***RESUME BUSINESS SESSION***

9. **Adjourn.**