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

**DATE:** July 22, 2020  
**TIME:** 9:30 a.m.  
**PLACE:** 300 Wyandotte, 4<sup>th</sup> Floor  
Kansas City, Missouri

**VIA VIDEO CONFERENCE**

**Meeting ID: 991 2478 3474**

**To Join Online:** <https://zoom.us/j/99124783474>

**To Join by Phone:**

**1-646-876-9923**  
**1-301-715-8592**  
**1-312-626-6799**

1. **Roll Call.**
2. **Administrative.** - *Review and approval of Meeting Minutes for June 24, 2020 (Ex. 2)*  

*ACTION RECOMMENDED:* APPROVAL OF THE MINUTES FOR JUNE 24, 2020, AS PRESENTED
3. **Linwood-Prospect URA** – *Consideration of Non-Disturbance and Attornment Agreement (Brian Engel) (Ex. 3A – 3B)*

LCRA owns the property known as the Linwood Square Shopping Center generally located on the east side of Prospect Avenue between E. 30<sup>th</sup> Street on the north and E. Linwood Boulevard on the south. LCRA leases the land to Linwood Center Redevelopment Company, LLC (“Developer”), a Missouri limited liability company, pursuant to the Ground Lease and the Redevelopment Contract (each dated February 14, 1992), which LCRA assigned to the Developer, and the Developer assumed, by the Assignment, Assumption and Amendment of Ground Lease and Redevelopment Contract dated January 31, 2017.

The Developer has secured financing to move forward with its rehabilitation of the shopping center. As part of the project, the Developer seeks to enter into a sublease with WeDevelopment Federal Credit Union and is requesting that LCRA approve a Non-Disturbance and Attornment Agreement among LCRA, the Developer and WeDevelopment Federal Credit Union.

*ACTION RECOMMENDED:* APPROVE NON-DISTURBANCE AND ATTORNMENT AGREEMENT.

4. **Hospital Hill II URA –25<sup>th</sup> & Tracy** - *Approval of Extension of Closing Date and Sale of Lot (Parcel 1) for Residential Development* (Brian Engel) (Ex. 4)

**Area Description:** The Hospital Hill II Urban Renewal Area is an area generally bound by E. 22<sup>nd</sup> Street on the north, Paseo/Martin Luther King, Jr. Boulevard on the east, E. 27<sup>th</sup> Street on the south, and Troost Avenue on the west. The Project site consists of three residential lots on the northeast corner of E. 25<sup>th</sup> Street & Tracy Avenue.

**Project Description:** As recommended by the City, LCRA previously approved the sale of Parcel 1 in the Beacon Hill redevelopment area to Maximillian Howell (or designated entity) for construction of a single-family home. The real estate sale contract stipulated July 15 as the closing date. The buyer has requested an extension of the closing date to secure construction financing.

*ACTION RECOMMENDED:* APPROVAL OF AN EXTENSION OF CLOSING DATE AND SALE CONTRACT WITH MAXIMILLIAN HOWELL (OR OWNERSHIP ENTITY CONTROLLED BY HIM) FOR THE ACQUISITION AND REDEVELOPMENT OF PARCEL 1 AT E. 25<sup>TH</sup> & TRACY AVENUE IN THE HOSPITAL HILL II URBAN RENEWAL AREA FROM JULY 15 TO AUGUST 15.

5. **BMA - Landmark Tower Urban Renewal Area** – *Approve Termination of the Urban Renewal Plan* (Bob Long)

The original BMA - Landmark Tower Urban Renewal Plan was approved by Ordinance No. 041018 by the City Council on September 30, 2004 with a fifteen-year (15) term. The First Amendment of the Plan was by City Council on September 29, 2005, which set the expiration date to fifteen years after the date of approval of the First Amendment. The Plan Area generally consists of three parcels on the northeast corner of W. 31<sup>st</sup> Street and Southwest Trafficway. The Plan, as amended, was intended to revitalize the Plan Area through the historic rehabilitation and adaptive reuse of the historic BMA office building into market-rate condominiums, and the construction of multifamily housing above the existing parking structure and a small commercial building along W. 31<sup>st</sup> Street.

The BMA - Landmark Tower was acquired and rehabilitated into market-rate condominiums, as proposed. The proposed multifamily development above the existing parking structure and small commercial building along W. 31<sup>st</sup> Street, which were included in the First Amendment, were never built. The BMA - Landmark Tower URA is set to expire September 29, 2020.

If the Authority approves the proposed Termination, the City Council is expected to consider an ordinance terminating the BMA - Landmark Tower Urban Renewal Plan.

*ACTION RECOMMENDED:* APPROVE THE TERMINATION TO THE BMA - LANDMARK TOWER URBAN RENEWAL PLAN AND FORWARD THE RECOMMENDATION TO CITY COUNCIL.

6. **Main 20 West Urban Renewal Area** – *Approve Termination of the Urban Renewal Plan* (Bob Long)

The Main 20 West Urban Renewal Plan was approved by Ordinance No. 051138 by the City Council on October 6, 2005 with a fifteen-year (15) term. The Plan Area generally consists of the properties on the west side of Main Street, between the Kansas City Terminal Railway tracks and W. 20<sup>th</sup> Street, in the south-central portion of the Crossroads. The Plan was intended to revitalize the Plan Area through the rehabilitation of the existing historic commercial buildings as commercial and/or mixed-use projects.

The historic commercial building at 2022 Main Street was acquired and rehabilitated with the assistance of the Authority’s property tax abatement. That tax abatement has expired. The other buildings in the Plan area have also been rehabilitated and returned to productive commercial uses without the assistance of the Authority. The Main 20 West URA is set to expire October 6, 2020.

If the Authority approves the proposed Termination, the City Council is expected to consider an ordinance terminating the Main 20 West Urban Renewal Plan.

*ACTION RECOMMENDED:* APPROVE THE TERMINATION TO THE MAIN 20 WEST URBAN RENEWAL PLAN AND FORWARD THE RECOMMENDATION TO CITY COUNCIL.

7. **Monroe Hotel Urban Renewal Area** – *Approve Termination of the Urban Renewal Plan* (Bob Long)

The Monroe Hotel Urban Renewal Plan was approved by Ordinance No. 051242 by the City Council on November 3, 2005 with a fifteen-year (15) term. The Plan Area generally consists of the former Monroe Hotel at 1904 Main Street in the south-central portion of the Crossroads. The Plan was intended to revitalize the Plan Area through the historic rehabilitation and adaptive reuse of the former Monroe Hotel into nine market-rate condominiums. The Monroe Hotel had stood vacant and deteriorating for thirty years. This project featured an automated pallet parking system in the rear portion of the first floor.

The Monroe Hotel was acquired and rehabilitated, as proposed, by the developer. Staff wishes to point out that this project was assisted by the Authority’s tax abatement, but at reduced level. The tax abatement has expired. The Monroe Hotel URA was set to expire November 3, 2020.

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

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

8. **Administrative.**

- a. **Executive Director’s Report** - Active Projects Tracking System Report (Dan Moye) (**Ex. 8A**)

*ACTION RECOMMENDED:* NONE; INFORMATIONAL ONLY

- b. **Affirmative Action Report** (Sandra Rayford) (**Ex. 8B**)
- c. **Tax Abatements** – There were twenty-one (21) tax abatements approved in June, 2020.

URA	Address	Applicant	Category	Type
Columbus Park	569 Harrison	Edward Franklin Bldg., Co.	S/f Residential	New
Independence Plaza	2817 E. 10th	Laura Remy	S/f Residential	Rehab
Indian Mound-Lykins	4419 Sunrise Dr.	Christian & Bryan Stalder	S/f Residential	Rehab
Indian Mound-Lykins	110 N. Brighton	JPC Property Holdings	S/f Residential	Rehab
Indian Mound-Lykins	4218 Windsor	TG Farms	S/f Residential	Rehab
Marlborough C.C.	7804 Lydia	Samuel & Tamsin Lewis	S/f Residential	Rehab
Marlborough C.C.	1307 E. 80th	Steven Seiling	S/f Residential	Rehab
Marlborough C.C.	1400 E. 79th	John & Iledia Shields	S/f Residential	Rehab
Oak Park	3823 Euclid	Kaci Williams	S/f Residential	New
Oak Park	3827 Euclid	Leila Szymczak	S/f Residential	New
Oak Park	4018 College	JH Soddors	S/f Residential	Rehab
Oak Park	4124 Benton Blvd.	Hatley Distributing	S/f Residential	Rehab
Oak Park	4205 Montgall	Hatley Distributing	S/f Residential	Rehab
Oak Park	4229 Wayne	Brenda Jackson	S/f Residential	Rehab
Oak Park	4405 Bellefontaine	Jolly & Associates	S/f Residential	Rehab
Oak Park	4041 College	SSC Property Holdings	S/f Residential	Rehab
Oak Park	4115 Chestnut	SSC Property Holdings	S/f Residential	Rehab
Oak Park	4418 Flora	Moly4	S/f Residential	New
Troost Paseo	4522 Tracy	Jeremy Keel	S/f Residential	Rehab
Troost Paseo	4420 Troost	Paul Cook	S/f Residential	Rehab
Troost Paseo	4537 Forest	Community Opp. R.E.	S/f Residential	Rehab

***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.**