

---

**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**

1. **Roll Call.**

**Present:** Andrea Bough  
Rob Gardner  
Melissa Hazley  
Tammy Henderson

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

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

**Guests:** Dion Lewis, City of Kansas City Human Relations Dept.  
Heather Furr  
Victoria Kregden  
Ron O’Kane

---

Mr. Moye called to order the monthly meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority and declared a quorum as Commissioners Bough, Gardner, Hazley, and Henderson were present via video-conference. [All Board members, staff, and guests participated in the meeting via video-conference.]

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

**ACTION TAKEN:** APPROVED THE MINUTES FOR MAY 20, 2020, AS PRESENTED.  
MOTION MADE BY MS. BOUGH, SECONDED BY MR.  
GARDNER, AND CARRIED UNANIMOUSLY

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)*

*(All statements made by Mr. Engel unless otherwise noted)*

- 5<sup>th</sup> Amendment extends closing deadline for remaining parcels to be sold to developer under the Sale Contract to September 30, 2020

- Current deadline is June 1, 2020
- Developer hopes to close in the near future as the illegal dumping on one of the parcels has been resolved

*ACTION TAKEN:* APPROVED FIFTH AMENDMENT TO REAL ESTATE SALE CONTRACT FOR SALE OF REMAINING LCRA LAND TO COLUMBUS PARK DEVELOPMENT GROUP 2, LLC. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY. (RES. NO. 6-1-20)

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

- No further need for the footprint URP as it has successfully revitalized the two buildings and their tax abatement has expired (*Long*)
  - Business assisted by the abatement remains in the same location it did during the term of the 15-year URP (*Long*)

*ACTION TAKEN:* APPROVED THE TERMINATION OF THE 1718 – 1720 HOLMES STREET URBAN RENEWAL PLAN AND FORWARDING THE RECOMMENDATION TO CITY COUNCIL. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY. (RES. NO. 6-2-20)

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

- No further need for the footprint URP as the single-family homes have been successfully constructed and their tax abatement has expired (*Long*)
  - Homes remain in good condition (*Long*)

*ACTION TAKEN:* APPROVED THE TERMINATION TO THE CLAY SCHOOL URBAN RENEWAL PLAN AND FORWARD THE RECOMMENDATION TO CITY COUNCIL. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY. (RES. NO. 6-3-20)

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

- No further need for the footprint URP as the school has been successfully renovated into affordable senior housing and their tax abatements have expired (*Long*)
  - Project remains in good condition (*Long*)

*ACTION TAKEN:* APPROVED THE TERMINATION TO THE EASTWOOD SCHOOL URBAN RENEWAL PLAN AND FORWARD THE RECOMMENDATION TO CITY COUNCIL. MOTION MADE BY

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

- Project Background
  - Tax incentives for the sale/leaseback project included a STECM and extended 15-year abatement based on LCRA ownership of the property (*Engel*)
- Notice of Force Majeure received from Developer
  - Developer lost project funding because its non-traditional lender lost its own funding from its investors (*Engel*)
  - Developer had successfully used the same lender for past projects but is now suing the lender for the funding failure (*Engel*)
  - Redevelopment Contract force majeure clause broad enough to allow for events out of developer's control (*Bough/Engel*)
  - Developer hopes to secure new financing in the near future and will keep LCRA staff advised of its progress (*Moye/Engel*)
  - Staff will update the Board monthly on the project's status (*Moye*)

ACTION TAKEN: NONE; INFORMATIONAL ONLY

2. Convention Center Hotel – project status update

- Loews Hotel now open after delay due to pandemic
- Contract Compliance
  - Joint project with TIF, which requires payment of prevailing wage (*Moye*)
  - Subcontractor reportedly falsified its records and not made the required prevailing wage payments to its workers (*Engel*)
  - General contractor notified the City of the issue once it discovered the deception and is working to make the required payments (*Engel/Lewis*)

ACTION TAKEN: NONE; INFORMATIONAL ONLY

3. Gabriel Towers (f/k/a Kensington Heights) 1600 Jackson – maintenance issues

- Out-of-town manager and tenants have since reached an agreement to resolve the several maintenance issues present in the building (*Moye*)
  - Issues included no air conditioning for several weeks, water damage, and blockage of trash chutes, among others (*Moye*)
- If the maintenance problems affecting the sale/leaseback project are not resolved, LCRA should notify the manager of its alleged breach of contract (*Moye*)
  - Staff maintains contact with tenants, who will submit their own letter of complaint to the LCRA if the issues are not corrected (*Moye*)

- Progress at the LCRA project should be monitored closely, particularly since the same manager operates the similarly flawed Englewood Apts. (*Henderson/Moye*)

*ACTION TAKEN:* NONE; INFORMATIONAL ONLY

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

- Report is informational only as there are no major issues to report (*Lewis*)

8. **Adjourn.**

There being no further business, the meeting adjourned at approximately 9:55 a.m.

---

Daniel Moye, Secretary