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

DATE: August 26, 2020
TIME: 9:30 a.m.
PLACE: 300 Wyandotte, 4th Floor
Kansas City, Missouri

VIA VIDEO CONFERENCE

Meeting ID: 971 7821 1851

To Join Online: <https://zoom.us/j/97178211851>

To Join by Phone:

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

1. **Roll Call.**
2. **Administrative.** - *Review and approval of Meeting Minutes for July 22, 2020 (Ex. 2)*

ACTION RECOMMENDED: APPROVAL OF THE MINUTES FOR JULY 22, 2020, AS PRESENTED
3. **Hospital Hill North URA - Landmark/TMC/LCRA** – *Consideration of Loan Modification to Extend Maturity Date Regarding the Medical Office Building Located at 2101 Charlotte (Brian Engel) (Ex. 3A – 3B)*

In 2014, as part of a 25-year sale-leaseback transaction among LCRA, Truman Medical Center (TMC) and Hospital Hill Medical Office Building, LLC (HHMOB), LCRA obtained a construction loan (Construction Loan) to acquire and construct an approximately 90,000 square foot medical office building and a parking structure and related improvements (Project) on property located at 2101 Charlotte. HHMOB is owned by Landmark Healthcare Properties, LLC (Landmark).

TMC and HHMOB entered into a Ground Lease (Ground Lease) dated March 4, 2014, pursuant to which TMC ground leased to HHMOB the property upon which the medical office building has been constructed (Ground Leased Property). The Ground Lease further sets forth HHMOB's rights and obligations with respect to the medical office building and TMC's rights and obligations with respect to the parking structure. In addition to owning fee title to the Ground Leased Property, TMC previously owned fee title to the real property adjacent to the Ground Leased Property upon which the parking structure was constructed (Parking Structure Property).

HHMOB assigned its rights under the Ground Lease to LCRA and LCRA and HHMOB entered into a Master Lease of the Ground Leased Property. TMC conveyed title to the remainder of the Project property to LCRA and LCRA then leased back the property to HHMOB (as to the medical office building) and to TMC (as to the parking structure). In 2015, the construction loan was replaced with a permanent loan from GE Capital, now Capital One. LCRA is the current borrower on a non-recourse basis and the loan is scheduled to mature on October 16. HHMOB and Capital One have requested a modification to extend the maturity date to December 30, 2020. The extension is intended to provide additional time to complete a transfer of an indirect controlling interest in the medical office building to Welltower Inc., a transaction that LCRA previously approved but has not been completed.

ACTION RECOMMENDED: APPROVE LOAN MODIFICATION TO EXTEND LOAN MATURITY DATE TO DECEMBER 30, 2020, OR SUCH OTHER DATE AS THE PARTIES MAY SELECT, SUBJECT TO LEGAL COUNSEL REVIEW REGARDING PROJECT LOCATED AT 2101 CHARLOTTE.

4. **Infill Housing Urban Renewal Area, Brooklyn Avenue #87 - #125** - *Consideration of Partial Release of Redevelopment Contract – Former CHIC Project (Brian Engel) (Ex. 4A 4C)*

In 1995, LCRA and Citizens Housing and Information Council (“CHIC”), a now defunct Missouri nonprofit corporation, entered into: (a) the Redevelopment Contract dated November 3, 1995; and (b) the Contract to Sell Real Estate dated November 3, 1995, regarding the acquisition and redevelopment of property within the Infill Housing Urban Renewal Area, Brooklyn Avenue #87 - #125. LCRA conveyed certain property to CHIC by the Special Warranty Deed dated November 3, 1995.

In 1999, LCRA found CHIC in default under the Redevelopment Contract in 1999 and terminated the Redevelopment Contract.

Today, Mount Pleasant Education and Development Corporation, a Missouri nonprofit corporation, is the owner of two lots located at 2410 E. 23rd Street and 2412 E. 23rd Street (the “Property”) within the redevelopment project area. The Property is currently vacant and is located on the north side of 23rd Street between Olive Street and Wabash Avenue, just west of Prospect Avenue. The owner has requested that LCRA release the Property from the terms and conditions of the Redevelopment Contract, the Contract to Sell Real Estate, and the Special Warranty Deed in order to remove them as title encumbrances in connection with a planned sale of the Property. The owner intends to sell the property to a developer for construction of an affordable housing project. The buyer is not seeking incentives from LCRA for the planned affordable housing project.

ACTION RECOMMENDED: APPROVE PARTIAL RELEASE OF THE REDEVELOPMENT CONTRACT AND RELATED DOCUMENTS TO FACILITATE SALE OF PROPERTY WITHIN THE INFILL HOUSING URBAN RENEWAL

AREA, BROOKLYN AVENUE #87 - #125 FOR AN AFFORDABLE HOUSING PROJECT.

5. **4601 Madison Avenue Urban Renewal Area** – *Approve Termination of the Urban Renewal Plan* (Bob Long) (Ex. 5)

The 4601 Madison Avenue Urban Renewal Plan was approved by Ordinance No. 051419 by the City Council on January 19, 2006 with a fifteen-year (15) term. The Plan Area consists of a single property, 4601 Madison Avenue, on the southeast corner of W. 46th Street and Madison Avenue, in the northwestern portion of the Plaza.

Once known as the Campfire USA Building, the four-story building had fallen into disrepair and was more than 50% vacant. MMG Worldwide, the Plan's proponent, acquired and rehabilitated the building for its use with a sale/leaseback arrangement with the Authority. That sale/leaseback arrangement has been completed.

If the Authority approves the proposed Termination, the City Council is expected to consider an ordinance terminating the 4601 Madison Avenue Urban Renewal Plan.

ACTION RECOMMENDED: APPROVE THE TERMINATION TO THE 4601 MADISON AVENUE URBAN RENEWAL PLAN AND FORWARD THE RECOMMENDATION TO CITY COUNCIL.

6. **Troost Avenue: 63rd– 53rd Urban Renewal Area** – *Approve Termination of the First Modification of the Urban Renewal Plan* (Bob Long) (Ex. 6)

The Troost Avenue: 63rd – 53rd Urban Renewal Plan was approved by Ordinance No. 64763 by the City Council on February 1, 1990 with a twenty-five-year (25) term to be automatically renewed for successive ten (10)-year periods unless otherwise terminated by the City Council. The Plan Area is generally consisting of the properties on the both sides of Troost Avenue, between E. 53rd and E. 63rd Streets, in an area east of the Brookside neighborhood and part of the 49/63 Coalition. The Plan was intended to revitalize the Plan Area through the rehabilitation of the existing commercial and residential buildings as commercial, residential, and/or mixed-use projects.

The First Modification of the Plan was approved by City Council by Ordinance No. 050969 on September 1, 2005. The First Modification added certain property to the Urban Renewal Area's acquisition list to facilitate the rehabilitation of the former Hiland Telephone Exchange Building. That project never moved forward.

Staff recommends that the Authority approve the termination of the First Modification, which will remove this project from the Urban Renewal Plan, while leaving the underlying Urban Renewal Plan in-place.

If the Authority approves the proposed Termination of the First Modification, the City Council is expected to consider an ordinance terminating the First Modification of the Troost Avenue: 63rd – 53rd Urban Renewal Plan.

ACTION RECOMMENDED: APPROVE THE TERMINATION TO THE FIRST MODIFICATION OF THE TROOST AVENUE: 63RD– 53RD URBAN RENEWAL PLAN AND FORWARD THE RECOMMENDATION TO CITY COUNCIL.

7. **Oak Park URA** – *Waiver of single-family rehab receipt requirements for 3326 Indiana (Dan Moye)*

ACTION RECOMMENDED: APPROVE THE WAIVER OF SINGLE-FAMILY REHAB RECEIPT REQUIREMENTS FOR 3326 INDIANA

8. **Administrative.**

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

ACTION RECOMMENDED: NONE; INFORMATIONAL ONLY

- b. **Walnut Grove Apartments Urban Renewal Plan** – *Update regarding status of Lease termination and prospective new project (Brian Engel) (Ex. 8B-1 – 8B-2)*

ACTION RECOMMENDED: NONE; INFORMATIONAL ONLY

- c. **Affirmative Action Report** (Sandra Rayford) (Ex. 8C)

ACTION RECOMMENDED: NONE; INFORMATIONAL ONLY

- d. **Tax Abatements** – There were six (6) tax abatements approved in July, 2020.

URA	Address	Applicant	Category	Type
6434 Paseo	6404 Paseo	6434 Paseo, LLC	M/f Residential	New
Marlborough C. C.	1428 E. 77 th Terr.	Theodore & Bessie Burtin	S/f Residential	Rehab
Oak Park	3820 College Ave.	TG Farms, LLC	S/f Residential	Rehab
Oak Park	4105 College Ave.	Crowe Opportunity Fund	S/f Residential	Rehab
Oak Park	4234 Agnes Ave.	Crowe Opportunity Fund	S/f Residential	Rehab
Oak Park	4315 Kensington	Marsha Hooker	S/f Residential	New

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.**