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

DATE: August 26, 2020
TIME: 9:30 a.m.
PLACE: 300 Wyandotte, 4th 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
Lee Brown, EDC
Bob Long, EDC
Sandra Rayford, EDC

LCRA Legal Counsel: Brian Engel, Rouse Frets

Guests: Janice Bolin, Kansas City Public Library
Stephen Elliott, Landmark
Michael Gavlick

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 videoconference. *[All Board members, staff, and guests participated in the meeting via videoconference.]*

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

ACTION TAKEN: APPROVED THE MINUTES FOR JULY 22, 2020, AS PRESENTED. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY.

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)*

- Loan previously approved by Board expires in October 2020 (*Engel*)
- Tenant requests an extension of the October 2020 maturity date to allow it more time to finalize a larger loan (*Engel*)

- Delays were largely caused by the global pandemic (*Engel*)
- Tenant is still in discussions with Capital One, the lender (*Engel*)

ACTION TAKEN: APPROVED THE 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. MOTION MADE BY MR. GARDNER, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY. (*RES. NO. 8-1-20*)

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**)

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

- Citizens Housing & Information Council (CHIC)
 - Original 1995 developer was found in default by the LCRA. The project was never built.
 - LCRA terminated its Redevelopment Contract with CHIC in 1999
- Mount Pleasant Education Redevelopment Corporation
 - Current owner of the two vacant lots at 2410 and 2412 E. 23rd Street
 - Requested that LCRA release its Redevelopment Contract, Contract to Sell, and Warranty Deed with CHIC to clear title of the two lots
- Board considerations
 - Other projects may have occurred in the larger area around the two vacant lots without requesting the release of the LCRA documents (*Henderson/Engel*)
 - Most projects have been performed when LCRA is asked to release its older contracts (*Henderson/Engel*)

ACTION TAKEN: APPROVED THE 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. MOTION MADE BY MS. HENDERSON, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY. (*RES. NO. 8-2-20*)

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

(All statements made by Mr. Long unless otherwise noted.)

- Footprint Urban Renewal Plan for a single project and property
 - Created in 2006 with a 15-year term, to expire in January 2021

- Sale/leaseback agreement has been completed and terminated

ACTION TAKEN: APPROVED THE TERMINATION TO THE 4601 MADISON AVENUE URBAN RENEWAL PLAN AND FORWARD THE RECOMMENDATION TO CITY COUNCIL. MOTION MADE BY MR. GARDNER, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY. (RES. NO. 8-3-20)

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

- First Modification of the URA slightly expanded the plan’s area and allowed for eminent domain (*Long*)
 - Original URA will remain in place once the 1st Modification is terminated (*Long*)
 - Project never happened even though the original developer acquired the site without eminent domain (*Long*)
 - PIEA has done significant investment along this corridor and this site falls into an existing PIEA plan (*Moye*)
- Board considerations
 - Any new developer would have to conduct another blight study before being able to use eminent domain in the URA or the deleted area (*Henderson/Long*)
 - Staff usually discourages developers from using eminent domain as the process is complex, time consuming and expensive (*Hazley/Long*)
 - The detailed blight finding required to use eminent domain is only good for 5 years per state statute (*Hazley/Engel*)
 - A new URA is not planned for the deleted area (*Hazley/Moye*)

ACTION TAKEN: APPROVED THE TERMINATION TO THE FIRST MODIFICATION OF THE TROOST AVENUE: 63RD– 53RD URBAN RENEWAL PLAN AND FORWARD THE RECOMMENDATION TO CITY COUNCIL. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY. (RES. NO. 8-4-20)

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

(All statements made by Mr. Moye unless otherwise noted.)

- Current property owner has struggled to obtain receipts from the seller to meet the \$5,000 threshold for LCRA tax abatement
 - Sales listing clearly indicates that more than \$5,000 was spent to rehab the property
 - Current owner has provided receipts of about \$2,500 for improvements she has made to the property

ACTION TAKEN: APPROVED THE WAIVER OF SINGLE-FAMILY REHAB RECEIPT REQUIREMENTS FOR 3326 INDIANA. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY. (RES. NO. 8-5-20)

8. **Administrative.**

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

- Beacon Hill – Sale of final single-family lot on Tracy closed recently (Engel)

ACTION TAKEN: NONE; INFORMATIONAL ONLY

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

- Company seeking to purchase the site had contacted staff and legal counsel to request information about the project's tax incentives (*Moye/Engel*)
 - Company was advised of the termination of the site's current sale/leaseback and URA and subsequent requirements of the existing tax assessment (*Engel*)
 - Potential purchaser is not known to be associated with developers currently experiencing problematic issues at a couple of LCRA projects (*Moye/Engel*)

ACTION TAKEN: NONE; INFORMATIONAL ONLY

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

- Incomplete projects shown as potentially not meeting goals will probably achieve their targets once all contracted subs have been paid (*Rayford*)
- Board considerations
 - The affirmative action report can be discussed in more detail at future meetings (*Hazley/Moye*)

ACTION TAKEN: NONE; INFORMATIONAL ONLY

9. **Adjourn.**

There being no further business, the meeting adjourned at approximately 10:04 a.m.

Daniel Moye, Secretary