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LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD  
VIDEO-CONFERENCE MEETING ON JUNE 23, 2021

MINUTES

1. Roll Call.

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

**Staff:** Dan Moye, LCRA  
Susan Tumey, LCRA  
Andy Adkins, EDC  
Lee Brown, EDC  
Aarron Knight, EDC  
Bob Long, EDC  
T'Risa McCord, EDC  
Sandra Rayford, EDC

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

**Guests:** Steven Anthony  
David Belpedio, Marks Nelson  
Jan Bolin, KCMO Public Library  
Ron Clark, KC Tenants  
Marilyn De La Pena  
Daniel Edwards  
Daniel Ferguson – Leon, UMKC  
Tom Friestad  
Jim Hughes  
Roxsen Koch, Polsinelli  
Todd Lieberman  
Spencer Morse, Marks Nelson  
Kathleen Pointer  
Pat Sterrett, APD Management  
Marquitta Taylor, Santa Fe

The monthly meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority began at approximately 9:30 a.m. when Mr. Gardner declared quorum as Commissioners Bough and Hazley were present (Ms. Henderson appeared at a later time). *[All Board members, staff, and guests participated in the meeting via videoconference.]*

2. **Administrative** - Review and approval of Meeting Minutes for May 26, 2021 (Ex. 2)

*ACTION TAKEN:* APPROVED THE MINUTES FOR MAY 26, 2021, AS PRESENTED. MOTION MADE BY MS. HAZLEY, SECONDED BY MR. GARDNER, AND CARRIED.

3. **Financial** - Review and acceptance of the Financial Report for May, 2021 (Lee Brown) (Ex. 3)

Mr. Brown stated that the financial statement for May, 2021 remained static and that the convention center hotel bonds would maintain their negative impact on the income statement for the next several years. He added that a stop action recommendation on the convention center's account was halted based on the developer's promise to remit payment as soon as possible. He also noted that the developer for the Hyatt House project had paid most of its overdue balance on one of its two accounts.

*ACTION TAKEN:* ACCEPTED THE FINANCIAL REPORT FOR MAY, 2021, AS PRESENTED. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HAZLEY, AND CARRIED.

4. **Woodland URA – Sam Rodgers Place** – *Consideration of Approval of Redevelopment Contract with RODGERS HOUSING, LLC* (Bob Long) (Ex. 4A-4F)

➤ **Project Overview**

- Project's 20 market rate units will be priced lower than comparable projects (*Long*)
- Federal and State Low-Income Housing Tax Credits will help fund the project (*Long*)
- Community building built in conjunction with the apartments will provide support services to the residents (*Long*)
  - Full-time service coordinator will be onsite to assist tenants (*Lieberman*)
- Per LCRA policy, the financial review of the project was performed by staff because the project is east of Troost and in a continually distressed census tract (*Long*)
  - Project is also eligible for 100% tax abatement for 10 years (*Long*)
- Sam Rodgers Place project is the last phase of the Paseo Gateway/Choice Neighborhoods effort (*Lieberman*)

*ACTION TAKEN:* APPROVED PROPERTY TAX ABATEMENT AT 100% FOR 10 YEARS FOR THE SAM RODGERS PLACE MIXED-INCOME HOUSING PROJECT. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HAZLEY, AND CARRIED.

AUTHORIZED PREPARATION OF A REDEVELOPMENT CONTRACT WITH RODGERS HOUSING, LLC FOR THE SAM RODGERS PLACE MIXED-INCOME HOUSING PROJECT IN THE

WOODLAND URBAN RENEWAL AREA. MOTION MADE BY  
MS. BOUGH, SECONDED BY MS. HAZLEY, AND CARRIED.

(RES. NO. 6-1-21)

5. **Santa Fe Area Council URA** – *Consideration of Proposed Urban Renewal Plan* (Bob Long) (Ex. 5A-5B)

➤ **Blight Study** [*all statements made by Mr. Sterrett, unless otherwise noted.*]

- Proposed URA contained 789 properties within the boundaries
- Each blighting factor in the statutory definition was present within the URA
  - 40 buildings had previous findings of blight by the City
- Serious deterioration of both primary and secondary structures was prevalent throughout the URA
  - 231 structures are substandard and an additional 68 structures had serious deterioration
- Market value of the residential properties was quite low, impairing the economic value of the area
  - 50 properties were tax-exempt, 34 of which were owned by the Land Bank and Homesteading Authority
  - 206 of the 730 taxable properties had delinquent taxes at least 2 years in arrears
  - Average income in the area was \$27,000, as compared to the \$70,000 income in the City at large
  - Area has experienced a 16% decline in population since the year 2000
- Insanitary and unsafe conditions in the area included dumping and overgrown vegetation blocking sidewalks
  - City was in the process of replacing several sidewalks in the area
- Dangers to life or property were evidenced by an elevated level of crime along the southern edge of the proposed URA

➤ **Board Considerations**

- Structural and economic issues should be addressed simultaneously, as tax abatement cannot be granted to an owner if the taxes are delinquent on the property at issue (*Bough*)
  - Delinquent taxes should not be forgiven as a general rule, but can occur for a variety of reasons and so can also be addressed by different methods (*Moye/Long*)
- Mr. Sterrett will provide the Board with a breakdown as to the type of properties which have incurred delinquent taxes (*Hazley/Sterrett*)

*[After Ms. Bough had moved and Mr. Gardner had seconded the recommended action of the finding of blight in the proposed URP, the Board briefly lost quorum due to*

*technological issues. The Board then retained quorum almost immediately and, upon advice of counsel, Ms. Bough repeated her motion to recommend a finding of blight in the proposed URP, and Ms. Hazley seconded the motion.]*

**ACTION TAKEN:** APPROVED THE FINDING OF BLIGHT IN THE PROPOSED SANTA FE AREA COUNCIL URBAN RENEWAL PLAN. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HAZLEY, AND CARRIED.

APPROVED THE SANTA FE AREA COUNCIL URBAN RENEWAL PLAN AND FORWARDING IT TO CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HAZLEY, AND CARRIED.

*(RES. NO. 6-2-21)*

6. **Hospital Hill II URA - District Row** – *Consideration of Approval of Redevelopment and Sale/Leaseback Contract with District Row, LLC (Dan Moye) (Ex. 6A-6B)*

➤ **Project Overview**

- As a not-for-profit, to use the historic tax credits to help fund the project, the Western Baptist College must form a for-profit entity (*Moye*)
  - The for-profit developer, District Row, LLC, will hold the property, which will then be subject to taxation (*Moye*)
  - Staff proposes that the Authority provide tax abatement during the life cycle of the historic tax credits to help the developer maintain the property (*Moye*)
  - Incentives provided by the Authority will include a Sales Tax Exemption on Construction Materials (*Moye/Belpedio*)
- Western Baptist College was built in 1905 and is the oldest Christian based educational institution west of the Mississippi (*Morse*)
  - Site has been added to the African Heritage Trail (*Morse*)
- Renovation of the former boarding school building will redesign all 4 levels into a museum, classroom, and office space (*Morse*)
  - Future phases will include townhomes for students and other residents (*Morse*)
  - Project will add 10 permanent jobs and internships with an additional 150 temporary jobs for contractors to rehab the entire building (*Morse*)

**ACTION TAKEN:** APPROVED PROPERTY TAX ABATEMENT AT 100% FOR UP TO 7 YEARS AND A SALES TAX EXEMPTION ON CONSTRUCTION MATERIALS FOR THE DISTRICT ROW PROJECT IN THE HOSPITAL HILL II URBAN RENEWAL AREA. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HAZLEY, AND CARRIED.

AUTHORIZED PREPARATION OF A REDEVELOPMENT AND SALE/LEASEBACK CONTRACT AND RELATED BOND DOCUMENTS WITH DISTRICT ROW, LLC (OR AFFILIATE) FOR THE DISTRICT ROW PROJECT IN THE HOSPITAL HILL II URBAN RENEWAL AREA. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HAZLEY, AND CARRIED.

(RES. NO. 6-3-21)

7. **Administrative.**

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

Mr. Moye advised that staff is continuing to determine a moderator for the Board's annual retreat and hoped to have the meeting set at the end of July.

ACTION TAKEN: NONE; INFORMATIONAL ONLY

- **Central Business District URA – Hyatt House Hotel Project** – *Update on Mechanic's Lien Lawsuit* (Dan Moye/Brian Engel)

Mr. Engel stated that legal counsel continued to monitor the ongoing mechanic's lien lawsuit and that several other lien claims had been filed. He added that developer's counsel had once again advised that developer was close to getting another lender for the project.

ACTION TAKEN: NONE; INFORMATIONAL ONLY.

Ms. Rayford noted that there was no affirmative action report as the Human Relations Department had been unable to provide a report this month.

At the invitation of Mr. Moye, Mr. Edwards introduced himself and expressed his hopes that agencies could be more proactive than reactive. He said that the various incentive agencies were the perfect tools to help rebuild low to moderate income neighborhoods. He concluded by stating that he hoped to build relationships between the EDC and his company to develop such holistic strategies.

8. **E. 23<sup>rd</sup> Street Urban Renewal Area – 1600 Jackson** – *Project Status Update and Consideration of Supplemental Agreement and Letter of Support for MHDC Tax Credit Financing* (Dan Moye/Brian Engel)

ACTION TAKEN: EXECUTIVE SESSION

***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.

Mr. Engel asked that the Board move into executive session to discuss the Supplemental Agreement and Letter of Support for MHDC.

Motion to move into Executive Session made by Ms. Bough, seconded by Ms. Hazley, and carried by the following roll call vote:

Roll call vote to move into Executive Session

Ms. Bough	Aye
Mr. Gardner	Aye
Ms. Hazley	Aye
Ms. Henderson	Aye

Motion to move out of Executive Session made by Ms. Henderson, seconded by Ms. Hazley, and carried by the following roll call vote:

Roll call vote to move out of Executive Session

Ms. Bough	Aye
Mr. Gardner	Aye
Ms. Hazley	Aye
Ms. Henderson	Aye

Mr. Engel advised that the Board had approved and would execute the LCRA letter of support to HUD for Millennia as prepared and that the Board would consider the Supplemental Agreement at a special meeting on June 30, 2021 at 9:30 a.m.

*ACTION TAKEN:* APPROVED THE LCRA LETTER OF SUPPORT TO HUD FOR MILLENNIA AS PREPARED. MOTION MADE BY MS. HAZLEY, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY. (RES. NO. 6-4-21)

### ***RESUME BUSINESS SESSION***

#### **10. Adjourn.**

There being no further business, the meeting was adjourned at approximately 11:00 a.m.

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Daniel Moye, Secretary