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**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD  
VIDEO-CONFERENCE MEETING ON AUGUST 25, 2021**

**MINUTES**

1. **Roll Call.**

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

**Absent:** Tammy Henderson

**Staff:** Dan Moye, LCRA  
Susan Tumey, LCRA  
Bob Long, EDC  
T'Risa McCord, EDC  
Sandra Rayford, EDC

**Guests:** Jan Bolin, KCMO Public Library  
Ron Clark  
Daniel Ferguson – Leon, UMKC  
Joey Flickner  
Kevin Hardy  
Clay Marcusen  
Michael McGee  
Kathleen Pointer, KCMO Public Schools  
Jason Swords  
Wilson Vance, KC Tenants  
Sara Wells

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

2. **Administrative** - Review and approval of Meeting Minutes for July 28, 2021 (Ex. 2)

**ACTION TAKEN:** APPROVED THE MINUTES FOR JULY 28, 2021, AS PRESENTED.  
MOTION MADE BY MS. BOUGH, SECONDED BY MS. HAZLEY,  
AND CARRIED UNANIMOUSLY.

3. **Oak Street Townhomes URA** – Consideration of Proposed Urban Renewal Plan (Bob Long) (Ex. 3A-3C)

➤ **Blight Designation**

- Blight factors include erosion from stormwater runoff, multiple code violations, and the presence of trash (*Long*)

- Area is not blighted as the property is within walking distance of several thriving businesses and homes in this zip code sell for \$200,000 to \$400,000 (*Hazley*)
- Categorizing this vacant lot as being blighted means that every vacant lot in the City could be classified as blighted (*Hazley/Long*)
  - Vacant lots in the urban core were often blighted (*Long*)
  - This type of blight ruling is used very liberally across the City (*Hazley*)
  - Tax incentives were used to remodel a vacant lot in an upper-class neighborhood (*Hazley*)
- Project area is a mixture of high-end and low-end areas (*Swords*)
  - Finding of blight can be easily determined as the lot has been vacant for 25 years (*Swords*)

➤ **Proposed Urban Renewal Area (URA) / Plan (URP)**

- If the proposed URP and finding of blight are approved, the URA is created (*Moye/Clark*)
  - Project and incentive approval will be considered by the Board once the URP and URA are approved by the City Planning Commission, followed by the City Council (*Long/Marcusen*)
- URP has a 15-year lifespan so when it expires, the URA will also be terminated (*Long/Clark*)
  - URP term is long enough to ensure project's 10-year abatement does not extend beyond the length of the URP (*Hazley/Long*)
- URP and URA are specific to this site and it is not anticipated that any other project in this area would benefit from its incentives (*Moye/Clark*)

➤ **Project Overview**

- Each unit will have 2 covered parking spaces (*Swords/Marcusen*)
- Rent for the 2,600 square foot units will be just under \$4,000 (*Hazley/Swords*)

*ACTION TAKEN:* APPROVED THE FINDING OF BLIGHT IN THE PROPOSED OAK STREET TOWNHOMES URBAN RENEWAL PLAN. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HAZLEY, AND CARRIED BY THE FOLLOWING VOTE:

|             |     |
|-------------|-----|
| MS. BOUGH   | AYE |
| MR. GARDNER | AYE |
| MS. HAZLEY  | NAY |

APPROVED THE OAK STREET TOWNHOMES 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 BY THE FOLLOWING VOTE:

|             |     |
|-------------|-----|
| MS. BOUGH   | AYE |
| MR. GARDNER | AYE |
| MS. HAZLEY  | NAY |

(Res. No. 8-1-21)

4. **3930 Troost Avenue Urban Renewal Area** - *Consideration of Amendment to Redevelopment Contract* (Dan Moye) (Ex. 4A-4B)

- Previously approved project asks that its beginning and end dates be extended (Moye)

*ACTION TAKEN:* APPROVED AMENDMENT TO REDEVELOPMENT CONTRACT EXTENDING COMMENCEMENT DATE TO AUGUST 31, 2021, AND THE COMPLETION DATE TO JUNE 30, 2023. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HAZLEY, AND CARRIED UNANIMOUSLY. (Res. No. 8-2-21)

5. **Eastside Urban Renewal Area** - *Consideration of Termination and Release of LCRA Agreements* (Dan Moye) (Ex. 5A-5F)

- Companies involved in the current sale of the property request to clear the property's title by the removal of the completed 30-year-old contract (Moye)

*ACTION TAKEN:* APPROVED TERMINATION AND RELEASE OF URBAN RENEWAL AGREEMENT CONCERNING PROPERTY AT 815 CHERRY STREET. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HAZLEY, AND CARRIED UNANIMOUSLY.

APPROVED TERMINATION AND RELEASE OF CONTRACT FOR SALE AND PURCHASE CONCERNING PROPERTY AT 701 E. 8<sup>TH</sup> STREET. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HAZLEY, AND CARRIED UNANIMOUSLY.

(Res. No. 8-3-21)

6. **Benton Infill 30 – 45 Urban Renewal Area** – *Consideration of Termination of the Urban Renewal Plan* (Bob Long)

- Scattered site plan called for construction of 20 single-family homes, 21 of which were actually built (Long)
- Abatements within the area have expired (Long)
- Community Development Corporation which developed the area is no longer operational (Long)

*ACTION TAKEN:* APPROVED THE TERMINATION OF THE BENTON INFILL 30 - 45 URBAN RENEWAL PLAN AND FORWARDING THE RECOMMENDATION TO CITY COUNCIL. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HAZLEY, AND CARRIED UNANIMOUSLY. (RES. NO. 8-4-21)

7. **Grand McGee Urban Renewal Area** – *Consideration of Termination of the Urban Renewal Plan* (Bob Long)

- Ron Berg photo studio was the one project which was proposed and approved for the area (*Long*)
- Abatements within the area have expired (*Long*)

*ACTION TAKEN:* APPROVED THE TERMINATION OF THE GRAND MCGEE URBAN RENEWAL PLAN AND FORWARDING THE RECOMMENDATION TO CITY COUNCIL. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HAZLEY, AND CARRIED UNANIMOUSLY. (RES. NO. 8-5-21)

8. **Administrative.**

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

- LCRA Retreat scheduled for October 4, 2021 from 12:00 p.m. to 5:00 p.m. (*Moye*)
  - Consultants from Consensus KC will reach out to Board members prior to the Retreat (*Moye*)
  - Board members will attend in person and the public is asked to attend by videoconference (*Moye*)
  - Location will be determined at a later date (*Moye*)
- First project this Board approved, the Waldo Ice House apartment project, is nearing completion (*Moye*)
  - Board requested a video presentation of the completed project (*Hazley*)
  - Staff will also ensure that the Board is invited to any opening ceremony (*Moye*)

*ACTION TAKEN:* NONE; INFORMATIONAL ONLY

b. **Administrative** – *Affirmative Action Report* (Sandra Rayford)

- Due to City personnel changes, an affirmative action report will probably not be forthcoming from the Human Relations Department for several months (*Rayford*)
  - Staff will access the City's online reporting system to report on the status of active LCRA projects (*Rayford*)

*ACTION TAKEN:* NONE; INFORMATIONAL ONLY

9. **Adjourn.**

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

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Daniel Moye, Secretary