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**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD  
VIDEO-CONFERENCE MEETING ON JANUARY 25, 2022**

**MINUTES**

1. **Roll Call.**

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

**Staff:** Bob Long, LCRA  
Susan Tumey, LCRA  
Steven Anthony, EDC  
David Leader, EDC  
Sandra Rayford, EDC

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

**Guests:** Shomari Benton, 1826 Forest  
Kathleen Bole, Brinshore  
Jan Bolin, Kansas City Public Library  
Erika Brice, 1826 Forest  
Kevin Collison  
Stacy Garrett, Union Hill Neighborhood Association  
Kevin Hardy  
Geoff Kalender, Hyde Park Neighborhood Association  
Chris Koch, Hyde Park Neighborhood Association  
Bob Mayer, Exact Landmark  
Ilan Salzberg, Exact Landmark  
Pat Sterrett

The monthly meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority began at approximately 10:00 a.m. when Mr. Gardner declared quorum as Commissioners Bough, Hazley, and Henderson were present. *[All Board members, staff, and guests participated in the meeting via videoconference.]*

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

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

3. **Longfellow – Dutch Hill Neighborhood URA – 3130 Gillham Road – Aines Dairy Lofts – Consideration of Approval of Redevelopment Contract with Exact Landmark, LLC (Bob Long) (Ex. 3A-3C)**

➤ **Financial**

- Taxing jurisdiction representatives generally supported the project at the Agency Directors' meeting because it provided housing at affordable rent levels (*Henderson/Long*)
- The difference of a return between 6.6% and 6.24% is about \$25,000 to \$30,000 per year in taxes based on the assessed value of 47 units (*Hazley/Sterrett*)
- The \$100,000 difference between a 100% net present value versus a 70% value is basically what allows the project to provide the apartments at affordable rates (*Hazley/Long*)
  - Cost of making such small units affordable was being passed on to the taxpayer and the renter (*Hazley*)
- Third-party analysis showed that developer's financial projections were reasonable (*Hazley/Mayer*)
- Staff was requested to produce a square footage analysis showing the cost of the properties and if they were affordable or market rate (*Hazley/Long*)

➤ **Hyde Park Neighborhood Association**

- Opposes all abatements in their district if they are not consulted on them prior to the award of any incentives to a project (*Koch*)
  - Developer's claims that the project is not within Hyde Park are negated by the developer's previous interaction with the association on several adjacent projects (*Koch*)
  - Hyde Park asks that the Board continue its consideration of the project until the developer meets with the association about their proposal (*Koch*)
  - Hyde Park can meet on February 15, 2022 to discuss the project with the developer (*Koch*)
- Developer attempted to speak with Hyde Park several times about criminal activity at the adjacent carwash several months ago but was rebuffed (*Salzberg*)
  - Developer believed project was in the Union Hill neighborhood due to its location (*Salzberg*)
  - Board action on this project should not be postponed due to a simple oversight (*Salzberg*)
- The situation will not have changed if the project is tabled and Hyde Park is unable to have a meeting with the developer prior to the Board's February 22<sup>nd</sup> meeting (*Henderson*)
  - Board's decision will not be contingent upon the results of the developer's meetings with Hyde Park (*Hazley*)

➤ **Union Hill Neighborhood Association**

- Provided a letter of support for the project shortly before today's meeting (*Long*)
- Supports postponing the Board's decision on the project to ensure all parties have been equally informed (*Garrett*)
- Believes that the Aines project will be transformative in reducing crime in the area (*Garrett*)

*ACTION TAKEN:* TABLED UNTIL FURTHER NOTICE. MOTION MADE BY MS. HAZLEY, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY.

4. **Wendell - Phillips URA** – *Consideration of Approval of Redevelopment Contract with UNI Crescendo, LLC (Bob Long) (Ex. 4A-4D)*

- Staff wishes to change its current incentive recommendation for the project to ask for authorization to issue a request for proposals
  - Developer has just recently amended its request to include a sales tax exemption on construction materials (STECM) (*Long*)
  - A short-term sale/leaseback will be required because the LCRA will temporarily own the property during the construction period (*Long*)
  - The request for proposals (RFP) is required because of LCRA's ownership of the property (*Long*)
  - Selection of the developer and authorization to proceed with the short-term sale/leaseback will be presented to the Board at a later meeting (*Long*)
- Developer has worked closely with the neighborhood association and it is supportive of the project (*Bole*)
  - Project has also received letters of support from Councilman Robinson, the school district, the Wendell Phillips neighborhood association, and others (*Bole*)
  - Developer made a formal presentation to the neighborhood in November 2021 as part of their rezoning application (*Bole*)
  - The City Planning Commission and the City's neighborhood planning and development committee have also already approved the project (*Bole*)
- Project is a mixed-income development, with all units being income restricted (*Bole*)
  - Income averaging allows us to serve the lowest incomes (*Bole*)
  - Project is a mix of one, two, and three-bedroom units primarily configured in nine three-story townhome buildings (*Bole*)
  - Developer plans to begin construction in late spring, early summer, with completion scheduled for summer 2023 (*Bole*)
  - Square footage sizes range from about 830 for a one-bedroom, 932 for a two-bedroom, and 1,665 for a three-bedroom (*Hazley/Bole*)

*ACTION TAKEN:* AUTHORIZED ISSUANCE OF A REQUEST FOR PROPOSALS FOR THE PROJECT. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY. (*RES. NO. 1-1-22*)

5. **Gotham Apartments Urban Renewal Area** – *Consideration of Approval of URP’s First Amendment* (Bob Long)

- URA initially created in 2002, with a 20-year term, to facilitate a historic rehab of the apartments to convert them into affordable housing (*Long*)
  - Tax abatement issued at that time has since expired (*Long*)
- Project was rehabbed again in 2018, to maintain their status as affordable housing, and a new 10-year tax abatement was issued (*Long*)
- The Urban Renewal Area will expire on March 28, 2022, prior to the expiration date of the 2018 abatement (*Long*)

*ACTION TAKEN:* APPROVED AMENDMENT TO GOTHAM APARTMENTS URBAN RENEWAL PLAN TO EXTEND TERM FOR AN ADDITIONAL TEN (10) YEARS. MOTION MADE BY MS. HAZLEY, SECONDED BY MS. BOUGH AND MS. HENDERSON, AND CARRIED UNANIMOUSLY. (*RES. NO. 1-2-22*)

6. **21<sup>st</sup> & Montgall Urban Renewal Area** – *Consideration of Approval of URP’s First Amendment* (Bob Long)

- At the time of its initial approval in 2007, the area was predominantly vacant lots (*Long*)
- Construction of affordable single-family homes was begun in 2007, but then halted and eventually terminated because of the recession (*Long*)
- Staff recommends a 10-year extension of the URA due to renewed interest in the area for single-family development (*Long*)

*ACTION TAKEN:* APPROVED THE FIRST AMENDMENT TO 21<sup>ST</sup> & MONTGALL URBAN RENEWAL PLAN TO EXTEND ITS TERM FOR AN ADDITIONAL TEN (10) YEARS. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HAZLEY, AND CARRIED UNANIMOUSLY. (*RES. NO. 1-3-22*)

7. **Clarion Hotel URA** – *Consideration of termination of Urban Renewal Area* (Bob Long)

- URA was created to renovate the former Adams Mark Hotel into a Clarion Hotel and for the development of the Cocoa Keys Waterpark (*Long*)
- Tax abatement for the hotel has expired and there can be no further development in the single parcel URA (*Long*)

*ACTION TAKEN:* APPROVED THE TERMINATION OF THE CLARION HOTEL URBAN RENEWAL PLAN AND FORWARDING THE RECOMMENDATION TO CITY COUNCIL. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY. (RES. NO. 1-4-22)

8. **Truman & Oak** – *Consideration of termination of Urban Renewal Area* (Bob Long)

- Creation of the URA was intended to stimulate mixed-use rehab and construction (Long)
  - One project was proposed and approved and its abatement has expired (Long)
  - No further interest in the area’s development has been expressed (Long)

*ACTION TAKEN:* APPROVED THE TERMINATION OF THE TRUMAN & OAK URBAN RENEWAL PLAN AND FORWARDING THE RECOMMENDATION TO CITY COUNCIL. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HAZLEY, AND CARRIED UNANIMOUSLY. (RES. NO. 1-5-22)

[Ms. Henderson left the meeting at @ 11:30 a.m.]

9. **Administrative.**

a. **Executive Director’s Report** - *Active Projects Tracking System Report* (Dan Moye) (Ex. 9A)

➤ **Wheatley - Provident Hospital URP - 1826 Forest RE Holdings** - *Consideration of an amendment to Redevelopment Contract with 1826 Forest Re Holdings, LLC*

- Developer has requested an extension of the project’s commencement date to September 15, 2022 and its completion date to September 15, 2024 (Engel)

*ACTION TAKEN:* APPROVED THE AMENDMENT TO 1826 FOREST RE HOLDINGS REDEVELOPMENT CONTRACT TO EXTEND THE PROJECT’S COMMENCEMENT DATE TO SEPTEMBER 15, 2022, AND TO EXTEND THE COMPLETION DATE TO SEPTEMBER 15, 2024. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HAZLEY, AND CARRIED UNANIMOUSLY. (RES. NO. 1-6-22)

10. **Adjourn.**

There being no further business, the meeting adjourned at 11:45 a.m.

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Daniel Moye, Secretary