
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD VIDEO-CONFERENCE MEETING

DATE: May 24, 2022
TIME: 10:00 a.m.
PLACE: 300 Wyandotte, 4th Floor
Kansas City, Missouri

Join Online: [Join Zoom videoconference](#)
Meeting ID: 840 2898 9117
Passcode: 142279
Join by Phone: 1-312-626-6799

AGENDA

1. **Roll Call.**
2. **Administrative** - *Review and approval of Meeting Minutes for April 26, 2022 as presented (Ex. 2)*

ACTION RECOMMENDED: APPROVAL OF THE MINUTES FOR APRIL 26, 2022, AS PRESENTED

3. **Main Street - ABC/36 Block URA** –*Consideration of Proposed Urban Renewal Plan (Bob Long) (Ex. 3A-3B)*

Area Description: The proposed Main Street - ABC/36 Block Urban Renewal Area consists of eight (8) parcels located on the west side of Main Street, with two (2) parcels in the 3200 – block and six (6) parcels in the 3600 – block of Main Street and Baltimore Avenue.

Plan Description: Exact Landmark, LLC, which is affiliated with Exact Partners, LLC, is the proponent for the Main Street - ABC/36 Block Urban Renewal Plan.

The Main Street - ABC/36 Block Urban Renewal Plan is located within the Main Street corridor, which is part of Kansas City’s Midtown area, lying approximately 2 – 2.5 miles south of the Central Business District.

As noted in FOCUS and within the Midtown/Plaza Area Plan, Midtown Kansas City is characterized by a variety of development patterns and variations in condition. Despite recent and significant reinvestment in some of the perimeter neighborhoods, such as Union Hill, Valentine, Hyde Park, and Coleman Highlands, a great many underutilized infill sites exist, particularly in the central and eastern portions of the area. The two project areas included in this Plan Area are prime examples of underutilized properties – two buildings long used for storage in Project Area A, and several surface parking lots, a vacant historic building, and small retail shops in Project Area B - located in primary mixed-use corridors and districts that are in close proximity to important nodes of economic activity along the KC Streetcar line.

The Plan's proponent is proposing the renovation and conversion of the historic ABC Storage & Vans Co. warehouse, 3244 Main Street, and the Anderson Electric Car Company building, 3240 Main Street, from commercial to mixed use. The estimated \$13 million project will provide approximately 50-60 apartments and 4,100 square feet of commercial rooftop space, in addition to resident amenities and parking (Project Area A).

A multi-phase development consisting of: 1) the renovation and conversion of the historic Kansas City National Guard Armory from storage to mixed use with commercial and multifamily space; 2) development of 8 new townhomes on Baltimore Avenue; and 3) development of a new mixed-use building with approximately 132 apartments, about 10,000 square feet of ground floor commercial space fronting Main Street, a public outdoor patio adjacent to the Armory, an underground parking garage of about 94 spaces and two surface parking lots totaling about 93 spaces (Project Area B) .

Blight Study: Staff believes that, as of March 2022, the proposed Main Street - ABC/36 Block Urban Renewal Area of Kansas City, Missouri, is a "blighted area" according to the definition provided in Missouri's Land Clearance for Redevelopment Law in the Missouri Revised Statutes (RSMo. Ch. 99) and is a menace to the health, safety, morals, and welfare of the city. An excerpt from the blight study:

All of the components of the Chapter 99 definitions were present in the proposed Main Street ABC/36 Block Urban Renewal Area. Although some portions of the Plan Area are in adequate or sound condition, there exist deteriorated and substandard conditions throughout the Plan Area as a whole, which could lead the legislative body to a finding that the proposed redevelopment area is blighted.

The dominant blighting factors in the proposed redevelopment area include 1) the presence of unsafe or unsanitary conditions, including the presence of trash and debris, noncompliance with modern building codes and the Americans with Disabilities Act, inoperable building systems and lack of life safety systems, and the deterioration of sidewalks and pavement; 2) deterioration of site improvements, including primary roofs, deterioration of windows and doors, and the failing of finishes, as well as site deterioration, including the deterioration of parking surfaces, all of which are prevalent throughout both Project Areas and the Plan Area as a whole; 3) deteriorated public improvements in the Plan Area, including uneven or cracked sidewalks; and 4) commercial vacancies. These factors result in unsafe conditions in the proposed redevelopment area, and make redevelopment of the area by private enterprise alone cost prohibitive. These physical conditions are examples of insanitary or unsafe conditions, deterioration of site improvements, deteriorated public improvements, and commercial vacancies.

All of the above combine to create economic underutilization, and inability to generate reasonable taxes, and social liabilities.

Because most of the components of the Chapter 99 criteria are present in the proposed Main Street - ABC/36 Block Urban Renewal Area of Kansas City, Missouri, in March 2022, staff agrees that the Study Area is a "blighted area" consistent with the definition provided by Missouri's Land Clearance for Redevelopment Law in the Missouri Revised Statutes (RSMo.

Ch. 99), and is a menace to the health, safety and welfare of the city. The blight study can be found in Exhibit F of the draft Plan. Staff believes that blighting conditions exist.

To revitalize the Main Street - ABC/36 Block Plan Area as higher density mixed-use developments, the Plan’s proponent believes that assistance from the Land Clearance for Redevelopment Authority (the “Authority”), potentially consisting of real property tax abatement and sales tax exemption on construction materials, will present opportunities to stabilize the Main Street corridor adjacent to the proposed Main Street - ABC/36 Block Urban Renewal Area by stimulating and facilitating private investment in the rehabilitation of existing historic buildings for adaptive reuse as multifamily and commercial uses and the construction of 8 townhouse units, public spaces, and both underground and surface parking.

Affirmative Action Policy and MBE/WBE Participation: Project proponents will be required to comply with MHDC’s MBE/WBE requirements.

Taxing Jurisdictions: The proposed Plan was discussed at the April 22nd Agency Directors meeting. Individual projects will be present as they are brought forward.

Other government/statutory agency action: The City Planning Commission will consider the proposed Urban Renewal Plan at an upcoming meeting. City Council will need to approve the Finding of Blight and the proposed Main Street - ABC/36 Block Urban Renewal Plan.

ACTION RECOMMENDED: APPROVAL OF THE FINDING OF BLIGHT IN THE PROPOSED MAIN STREET - ABC/36 BLOCK URBAN RENEWAL PLAN.

APPROVAL OF THE MAIN STREET - ABC/36 BLOCK URBAN RENEWAL PLAN AND FORWARDING IT TO CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL.

4. **Administrative.**

a. **Presentation by Anne Jordan**

ACTION RECOMMENDED: NONE; INFORMATIONAL ONLY

b. **Executive Director’s Report - Active Projects Tracking System Report (Dan Moye) (Ex. 4B)**

ACTION RECOMMENDED: NONE; INFORMATIONAL ONLY

c. **Tax Abatements.** There were sixteen (16) tax abatements approved in April, 2022.

URA	Address	Applicant	Category	Type
Garfield	429 Montgall	FMS Investments	S/f Residential	Rehab
Habitat for Humanity II	2506 Olive	Rosa Fregoso	S/f Residential	New
Habitat for Humanity II	2508 Olive	Regina Murphy	S/f Residential	New
Habitat for Humanity II	2544 Olive	Kayla Borders	S/f Residential	New

URA	Address	Applicant	Category	Type
Indian Mound-Lykins	4116 & 4120 E. 11 th	Mary Elizabeth Francis	S/f Residential	New
Longfellow Dutch Hill	2722 Harrison	Hanoy-Benit Real Estate Partners	S/f Residential	Rehab
Manheim Park	1301 & 1305 E. 41 st	Joe Snapp & Lauren Obermueller	S/f Residential	New
Manheim Park	4008 Paseo	Forgeworks	S/f Residential	Rehab
Manheim Park	4117 Virginia	Jason Carron	S/f Residential	Rehab
Marlborough CC	2126 E. 82 nd	Tracy McKinney	S/f Residential	Rehab
Santa Fe Area Council	3236 E. 29 th	Hatley Distributing	S/f Residential	Rehab
Scarritt Renaissance I	416 Bellefontaine	Blackbird Real Estate	S/f Residential	Rehab
Scarritt Renaissance I	501 Monroe	Blackbird Real Estate	S/f Residential	Rehab
Troost Paseo	4240 Virginia	Jason Carron	S/f Residential	Rehab
Troost Paseo	4242 Virginia	Jason Carron	S/f Residential	Rehab
Troost Paseo	4435 Tracy	Stephen Nosan & Judy Watts	S/f Residential	New

EXECUTIVE SESSION

5. 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

6. Adjourn.