
**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD
VIDEO-CONFERENCE MEETING ON SEPTEMBER 27, 2022**

MINUTES

1. **Roll Call.**

Present: Andrea Bough
Melissa Hazley
Tammy Henderson
David Kemper (*via Zoom*)

Absent: Rob Gardner

Staff: Dan Moye, LCRA
Bob Long, LCRA (*via Zoom*)
Susan Tumey, LCRA
David Leader, EDC (*via Zoom*)
Sandra Rayford, EDC

LCRA Legal Counsel: Brian Engel, Rouse Frets

Guests: Matt Coates, St. Michael's (*via Zoom*)
Daniel Ferguson-Leon, UMKC (*via Zoom*)
Joey Flickner, IUPAT DC (*via Zoom*)
Mark Jones, HMC Holdings (*via Zoom*)
Heather Laird, HMC Holdings (*via Zoom*)

The monthly meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority began at approximately 10:00 a.m. on September 27, 2022 when Mr. Moye declared quorum as four (4) of the five (5) Commissioners were in attendance.

2. **Minutes** - *Review and approval of Meeting Minutes for July 26, 2022 as presented (Ex. 2)*

ACTION TAKEN: APPROVED THE MINUTES FOR JULY 26, 2022, AS PRESENTED.
MOTION MADE BY MS. BOUGH, SECONDED BY MS. HAZLEY,
AND CARRIED UNANIMOUSLY.

3. **Seven Oaks Urban Renewal Plan – St. Michael's Veterans Center** - *Consideration of Phase III Incentives for Veterans Housing Project (Brian Engel) (Ex. 3A-3F)*

➤ **Project Background**

- Mr. Engel stated that his sister is the Executive Director of St. Michael's Veterans Center and advised that the relationship was not a conflict of interest (*Engel*)

- The St. Michael's Veterans Center site was formerly known as Holy Temple Homes and was developed to provide housing and supportive services to military veterans (*Engel*)
 - Phase 1 began in 2011, when the EDC and LCRA issued a Request for Proposals for redevelopment of the Holy Temple Home Site (*Engel*)
 - Phases 1 and 2 have been completed and are now receiving LCRA tax abatement (*Engel*)
 - LCRA currently owns the property for Phase 3, which will house an additional 62 apartment units (*Engel*)
 - Court Order governed the transfer of the properties from HEDFC to the LCRA (*Engel*)
 - Phase 1 was completed in 2014 and has 58 affordable units set aside for veterans who have experienced homelessness (*Coates*)
 - 100% of the units are supported by project-based vouchers which makes them generally affordable to persons making below 30% AMI (*Coates*)
 - Phase 2 has 59 units and is also supported by vouchers for those making below 30% AMI (*Coates*)
 - Phase 2 includes the service support center as well as a community kitchen, fitness room, computer lab, theater, and coffee shop (*Coates*)
- **Developer Incentive Requests for Phase 3** (*All statements made by Mr. Engel, unless otherwise noted*)
- Sales Tax Exemption on Construction Materials (STECM)
 - New incentive for Phase 3
 - LCRA will own the property during construction, which, when complete, will transfer title to the developer and issue a tax abatement certificate
 - Issuance of LCRA bonds in the maximum amount of \$17,000,000 to facilitate the financing and construction of Phase 3
- **Board Considerations**
- Pedestrian traffic between the VA Hospital and St. Michael's may not be ideal as it is not a direct route and follows busy streets (*Kemper/Coates*)
 - Many residents of St. Michael's have their own vehicles and the VA Hospital is only two bus stops to the north (*Kemper/Coates*)
 - No residents have expressed concerns about accessing the VA Hospital to Mr. Coates (*Kemper/Coates*)
 - St. Michael's provides many services on campus, so that residents don't have to go to the VA for their case work needs (*Kemper/Coates*)
 - Neighborhood groups are highly supportive of the St. Michael's development (*Kemper/Coates*)
 - A large conference room at St. Michael's is available for neighborhood use (*Coates*)
 - The existing Second Amended and Restated Redevelopment Contract from 2015 will need to be amended to provide for the Phase 3 incentives (*Engel*)

- Bond documents and a lease between the LCRA and St. Michael's for the construction period are also included in the Board packet (*Engel*)

ACTION TAKEN: APPROVED RESOLUTION RATIFYING PREVIOUS APPROVAL OF TAX ABATEMENT FOR THE ST. MICHAEL'S VETERANS HOUSING AND SUPPORTIVE SERVICES PROJECT, INCLUDING PHASE III, AND APPROVING SALES TAX EXEMPTION ON PURCHASE OF CONSTRUCTION MATERIALS FOR PHASE III OF THE PROJECT IN ACCORDANCE WITH THE LEASE AGREEMENT AND AMENDED REDEVELOPMENT CONTRACT. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HAZLEY, AND CARRIED UNANIMOUSLY. (*RES. NO. 9-1-22*)

APPROVED RESOLUTION AUTHORIZING ISSUANCE OF BONDS IN MAXIMUM AMOUNT OF \$17 MILLION AND EXECUTION OF BOND AND PROJECT DOCUMENTS TO FUND DEVELOPMENT OF PHASE III OF THE ST. MICHAEL'S VETERANS HOUSING AND SUPPORTIVE SERVICES PROJECT WITHIN THE SEVEN OAKS URBAN RENEWAL AREA. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY. (*RES. NO. 9-2-22*)

4. **Oak Park URA –3855 Woodland Avenue** – *Consideration of Amendment of Redevelopment Contract with HMC Holdings, LLC (Bob Long) (Ex. 4A-4B)*

➤ **Project Overview**

- Project consideration continued from the July 26, 2022 Agenda (*Long*)
- Developer HMC Holdings has already purchased the property and plans to rehab it into two office spaces for their existing individual businesses (*Long*)
 - Developer bought the property because of its location and purchase price (*Hazley/Laird*)

➤ **Project Financing**

- Project costs have increased causing developer to seek additional funding and partnerships (*Jones*)
- Renovation costs continue to be revised as the economy continues to increase (*Kemper/Jones*)
- Developer continues to maintain the property while they seek further capital (*Laird*)
- Developer has also considered developing the project in phases as a method to manage costs (*Laird*)
- The bank required additional partners or funding as project costs have now exceeded the Developer's approved loan amount (*Hazley/Jones*)
- New Market Tax Credits, Rebuild KC grants, 8¢ sales tax should be considered as possible funding sources (*Kemper/Jones/Laird*)

ACTION TAKEN: APPROVED AMENDMENT OF THE REDEVELOPMENT CONTRACT WITH HMC HOLDINGS, LLC TO EXTEND THE PROJECT COMPLETION DEADLINE TO DECEMBER 31, 2023 FOR THE COMMERCIAL ACQUISITION AND RENOVATION PROJECT AT 3855 WOODLAND AVENUE IN THE OAK PARK URBAN RENEWAL AREA. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HAZLEY, AND CARRIED UNANIMOUSLY. (RES. NO. 9-3-22)

5. **Brittany Pointe Urban Renewal Area** – *Approval of Termination of the Urban Renewal Plan* (Bob Long)

- Brittany Pointe URA is completely within the boundaries of the Marlborough Community Coalition URA (*Long*)
 - Properties within the Brittany Pointe URA would therefore remain eligible for tax abatement as they would remain within a URA (*Long*)

ACTION TAKEN: APPROVED THE TERMINATION TO THE BRITTANY POINTE URBAN RENEWAL PLAN AND FORWARDING THE RECOMMENDATION TO CITY COUNCIL. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY. (RES. NO. 9-4-22)

6. **Infill Housing #217 - #220 Urban Renewal Area** – *Approval of Termination of the Urban Renewal Plan* (Bob Long)

- URA Plan was created to help with infill housing by Westside Housing (*Long*)
- Houses have been built and their tax abatements have expired (*Long*)

ACTION TAKEN: APPROVED THE TERMINATION TO THE INFILL HOUSING #217 - #220 URBAN RENEWAL PLAN AND FORWARDING THE RECOMMENDATION TO CITY COUNCIL. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY. (RES. NO. 9-5-22)

7. **Administrative.**

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

ACTION TAKEN: NONE; INFORMATIONAL ONLY

EXECUTIVE SESSION

8. Consideration of legal and personnel issues, and other matters related thereto, pursuant to Sections 610.021(1)(3) RSMo.

[The Board moved into closed session to discuss legal issues and other matters related thereto, pursuant to Sections 610.010 (1)(3) RSMo]

Motion to move into Executive Session made by Ms. Bough and seconded by Ms. Henderson

Roll Call Vote to Move into Executive Session

| | |
|---------------|-----|
| Ms. Bough | Aye |
| Ms. Hazley | Aye |
| Ms. Henderson | Aye |
| Mr. Kemper | Aye |

Roll Call Vote to Move out of Executive Session and reopen Public Session

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| Ms. Bough | Aye |
| Ms. Hazley | Aye |
| Ms. Henderson | Aye |
| Mr. Kemper | Aye |

RESUME BUSINESS SESSION

9. **Adjourn.**

There being no further business, the meeting adjourned at approximately 11:30 a.m.

Daniel Moye, Secretary