

**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD
VIDEO-CONFERENCE MEETING ON MAY 24, 2022**

MINUTES

1. **Roll Call.**

Present: Andrea Bough
Rob Gardner
Tammy Henderson
David Kemper

Absent: Melissa Hazley

Staff: Dan Moye, LCRA
Bob Long, LCRA
Susan Tumey, LCRA
David Leader, EDC
Sandra Rayford, EDC

LCRA Legal Counsel: Brian Engel, Rouse Frets

Guests: Janice Bolin, Kansas City Public Library
Kevin Collison, CitySceneKC
Bruce Eddy, Community Mental Health Fund
Daniel Ferguson-Leon, UMKC
Tom Friestad, Kansas City Business Journal
Kevin Hardy
Bob Mayer, Exact Partners
Kathleen Pointer, KCMO Public School
Pat Sterrett, Sterrett Urban

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 four (4) of the five (5) Commissioners were present. *[All Board members, staff, and guests participated in the meeting via videoconference.]*

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

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

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

➤ **Creation of proposed Urban Renewal Plans**

- Project was tabled from last month's meeting to enable the Developers to respond to Board requests for additional information about the project (*Moye*)
 - Board members have not submitted any more questions since the Board's April 2022 meeting (*Moye*)
 - Taxing jurisdictions were able to meet with the developer in the interim and have their questions answered (*Henderson/Moye*)
 - Developer advises that it will continue to meet with the taxing jurisdictions and neighborhood associations before presenting the project to the LCRA Board (*Mayer*)
- City Council has the final say to decide if the URA recommended to it by the LCRA or developers should be a target for urban development (*Moye*)
 - Council members Bough, Bunch, and Shields are believed to support the project (*Bough*)
- Developers are not guaranteed any incentives once the URA is created (*Moye*)

➤ **Project Overview**

- Project will include apartment units in the 65% to 75% AMI even though it is exempt from such requirements (*Moye*)

ACTION TAKEN: APPROVED THE FINDING OF BLIGHT IN THE PROPOSED MAIN STREET - ABC/36 BLOCK URBAN RENEWAL PLAN. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY.

APPROVED THE MAIN STREET - ABC/36 BLOCK URBAN RENEWAL PLAN AND FORWARDING IT TO CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL. MOTION MADE BY MS. BOUGH, SECONDED BY MS. HENDERSON, AND CARRIED UNANIMOUSLY.

(*RES. NO. 5-1-22*)

4. **Administrative.**

a. **Presentation by Anne Jordan**

ACTION TAKEN: TABLED UNTIL FURTHER NOTICE

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

- EDC Fiscal Year – May 1, 2021 to April 30, 2022

- 18 projects were approved by the land development arm of the EDC for a \$426,000,000 total investment
- 14 of the 18 projects were approved by the LCRA
- 60% of the projects happened within the 3rd District, with the remaining projects mainly within the 4th District
- 3rd District projects were more neighborhood-oriented while those in the 4th District were the larger downtown projects
- 75% of the projects were within continuously distressed areas
- LCRA approved 113 single-family home tax abatements
- Presentation will be presented to the EDC Board and then to the City's Neighborhood Planning and Development Committee (*Bough/Moye*)
- EDC does not currently track projects by the developer's gender or race as the developer is usually a company rather than an individual (*Kemper/Moye*)
- Developers are almost evenly split between out-of-state and local entities (*Kemper/Moye*)

ACTION TAKEN: NONE; INFORMATIONAL ONLY

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.

[The Board moved into closed session to discuss legal issues and other matters related thereto, pursuant to Sections 610.010 (1)(2)(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
Mr. Gardner	Aye
Ms. Henderson	Aye
Mr. Kemper	Aye

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

Ms. Bough	Aye
Mr. Gardner	Aye
Ms. Henderson	Aye
Mr. Kemper	Aye

No action was taken in in closed session.

ACTION TAKEN: NONE; INFORMATIONAL ONLY

RESUME BUSINESS SESSION

6. **Adjourn.**

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

Daniel Moye, Secretary