
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD VIDEO-CONFERENCE MEETING

DATE: February 28, 2023
TIME: 10:00 a.m.
PLACE: 300 Wyandotte, 4th Floor
Kansas City, Missouri

Join Online: [Join LCRA Zoom videoconference](#)
By phone: (312) 626-6799
Meeting ID: 844 7308 6232
Passcode: 821193

AGENDA

1. **Roll Call.**
2. **Minutes** - *Review and approval of Meeting Minutes for January 23, 2023 as presented (Ex. 2)*

*ACTION RECOMMENDED: APPROVAL OF THE MINUTES FOR JANUARY 23, 2023,
AS PRESENTED*
3. **Main 31 Holmes** – *Consideration of Termination of the Main 31 Holmes Urban Renewal Plan (Bob Long) (Ex. 3)*

The Main 31 Holmes Urban Renewal Plan was approved by Ordinance No. 080122 on March 6, 2008 by the City Council with a fifteen-year (15) term. The Plan Area consists of two components: (1) E. 31st Terrace and Main and (2) E. 31st Street and Holmes.

The Plan called for the redevelopment of a vacant lot for landscaped off-street parking, reconstruction of an off-street parking lot, removal of a deteriorated building, and development of a warehouse/shipping facility addition. No tax abatement was ever issued.

The Main 31 Holmes Urban Renewal Plan was modified on November 28, 2007 by Land Clearance for Redevelopment Authority of Kansas City, Missouri 11-3-07, which recommended the removal of two parcels from the Plan located at 3125 Main and 3137 Main owned by the Children’s Therapeutic Learning Center.

Please note that the remaining parcels in the Main 31 Holmes Urban Renewal Plan are now included within the Longfellow Dutch Hill Urban Renewal Area, so they remain eligible for tax abatement.

If the Authority approves the proposed Termination, the City Council is expected to consider an ordinance terminating the Main 31 Urban Renewal Plan.

ACTION RECOMMENDED: APPROVE THE TERMINATION TO THE MAIN 31 URBAN RENEWAL PLAN AND FORWARDING THE RECOMMENDATION TO CITY COUNCIL.

4. **South Humboldt Urban Renewal Area** - *Consideration of Release of Deed Restrictions and Contract to Sell and Purchase* (Brian Engel) (Ex. 4A-4D)

LCRA and the City entered into the Contract to Sell and Purchase (“Contract”) dated January 10, 1960, for the sale of the property (“Property”) located at 1119 Cherry Street and 1121 Cherry Street. LCRA subsequently conveyed the Property to the City by the Warranty Deed (“Deed”) recorded on June 14, 1960. The Property was transferred to the City for use as surface parking to serve the police headquarters building. The City is the current owner of the Property and the Property continues to be used as surface parking for the police headquarters building.

The Deed contains restrictions requiring that the Property be used as provided in the Contract. The City has requested that LCRA release such restrictions and terminate and release the Contract as title encumbrances to the Property.

ACTION RECOMMENDED: APPROVE TERMINATION AND RELEASE OF CONTRACT TO SELL AND PURCHASE AND RELEASE OF DEED RESTRICTIONS.

5. **33rd & Montgall URA** – *Consideration of Modified Tax Abatement (Palestine Gardens Apartments)* (Brian Engel) (Ex. 5)

After issuing a request for redevelopment project proposals, LCRA in December 2021 selected PG/PGN Owner, LLC, a Missouri limited liability company, or as a controlled affiliate, as redeveloper for rehabilitation of the Palestine Gardens North Apartments located at 3220 Montgall Avenue and the Palestine Gardens Apartments located at 2627 E. 33rd Street within the 33rd & Montgall Urban Renewal Area for the preservation and rehabilitation of 118 units reserved for low and very low-income residents aged 62 and over and other related improvement (“Project”). PG/PGN Owner, LLC has created an affiliated entity, PG/PGN, LP, a Missouri limited partnership (“Redeveloper”), for the purpose of utilizing low-income housing tax credits allocated by MHDC to help fund the Project. The Redeveloper has requested that LCRA approve standard Chapter 99 tax abatement for the Project.

ACTION RECOMMENDED: APPROVE MODIFIED TAX ABATEMENT AT 100% FOR 10 YEARS FOR THE PROJECT WITHIN THE 33RD AND MONTGALL URBAN RENEWAL AREA.

6. **Administrative.**

a. **Executive Director’s Report** - *Active Projects Tracking System Report* (Dan Moye) (Ex. 6A)

ACTION RECOMMENDED: NONE; INFORMATIONAL ONLY

- b. **Tax Abatements** - *There were twenty-four (24) tax abatements approved in January, 2023.*

URA	Address	Applicant	Category	Type
Columbus Park	1111 E. Missouri	B. Baker	S/f Residential	Rehab
Garfield	410 Wabash	410 Wabash, LLC	S/f Residential	Rehab
Gotham Apartments	3118 E. Linwood	Artistic Photography	S/f Residential	Rehab
Habitat for Humanity II	2101 E. 24 th	Urban Heritage Dev.	S/f Residential	Rehab
Independence Plaza	2620 E. 8 th	N. Wolf	S/f Residential	Rehab
Indian Mound-Lykins	410 N. Van Brunt	K. Tan	S/f Residential	Rehab
Indian Mound-Lykins	505 N. Bellaire	V. Hodges	S/f Residential	Rehab
Indian Mound-Lykins	5223 Norledge	JPC Property Holdings	S/f Residential	Rehab
Marlborough CC	1834 E. 78 th	Vision 2020 Properties	S/f Residential	Rehab
Marlborough CC	1459 E 78 th	SC RE I	S/f Residential	Rehab
Marlborough CC	8426 Flora	SC RE I	S/f Residential	Rehab
Oak Park	3227 College	MPM Energy Innovation	M/f Residential	Rehab
Oak Park	4420 S. Benton	SSC Property Holdings	S/f Residential	Rehab
Oak Park	3432 Monroe	Jolly & Associates	S/f Residential	Rehab
Oak Park	3224 Highland	J. Elbert	S/f Residential	Rehab
Santa Fe Area Council	3227 E. 28 th	RRP Housing Initiative	S/f Residential	Rehab
Santa Fe Area Council	3229 Victor	P. & M. McCarty	S/f Residential	Rehab
Santa Fe Area Council	3234 Victor	P. & M. McCarty	M/f Residential	Rehab
Santa Fe Area Council	3007 E. 32 nd	M. Taylor	S/f Residential	Rehab
Santa Fe Area Council	2824 Benton	L. Price & D. Rice	S/f Residential	Rehab
Santa Fe Area Council	3239 Victor	G. Payne	S/f Residential	Rehab
Scarritt Renaissance I	3425 Morrell	CORE Urban Renew	S/f Residential	Rehab
Troost Paseo	4243 Tracy	S. & A. Bhojane, S. Wagh	S/f Residential	New
Troost Paseo	4406 Forest	K. Evans	S/f Residential	Rehab

EXECUTIVE SESSION

7. *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

8. **Adjourn.**