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## LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD VIDEO-CONFERENCE MEETING

**DATE:** May 1, 2023  
**TIME:** 3:00 p.m.  
**PLACE:** 300 Wyandotte, 4<sup>th</sup> Floor  
Kansas City, Missouri

**Join Online:** [Join LCRA Zoom videoconference](#)  
**By phone:** (312) 626-6799  
Meeting ID: 825 3842 2938  
Passcode: 966033

### **AGENDA**

1. **Roll Call.**
2. **East Kansas City URA** – *Consideration of Proposed Urban Renewal Plan* (Dan Moye) (Ex. 2)

**Area Description:** The Plan Area is generally bounded by Cliff Drive on the North, the City limits on the East, Bannister Rd on the south, and Troost Avenue on the West, including the properties immediately adjacent to Troost along the western border.

**Plan Description:** LCRA staff are the proponents of the proposed Urban Renewal Plan.

This Plan Summary, Statement of State, City and Agency Policy implemented by this Plan, and all exhibits hereto, taken together, shall constitute the East Kansas City Urban Renewal Plan (the “Plan”) for the East Kansas City Urban Renewal Area (the "Plan Area").

The Plan is located within several of the city’s area plans which are listed below. The plans call for a variety of uses including but not limited to low density, medium density, and medium - high residential, mixed-use community, parks, and institutional uses for the area within the East Kansas City area. The Area Plans that are at least partially included in the Plan are:

- Greater Downtown
- Truman Plaza
- Riverfront Industrial
- Heart of the City
- Midtown/Plaza
- Blue Ridge
- Country Club/Waldo
- Swope
- Hickman Mills
- Red Bridge

The Plan Area as described has suffered from decades of population decline, disinvestment, physical deterioration and other general symptoms of market decline. The Plan is intended to provide an avenue and incentive for reinvestment in the communities contained in the Plan Area while also supporting the individual neighborhoods with the needs of their community.

The Plan provides the opportunity for families to invest in their homes while maintaining an affordable tax burden, encouraging single family home investors to rehabilitate properties at attainable rents, promote investment in dedicated projects relevant to individual neighborhoods, and support projects creating affordable housing. These project types will help stabilize communities and begin the investment cycles needed to grow while also providing buffers against gentrification and the displacement of long-term residents.

**Blight Study:** Staff believes that, as of April 2023, the proposed East Kansas City 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, and welfare of the city. An excerpt from the blight study:

In the past few decades, the Study Area has seen either a significant decrease or little to no improvement in life expectancy. If a resident within the Study Area simply decided to move two miles west, it is possible their life expectancy would increase by more than ten years. In addition, there is a general lack of health services, grocery stores, and public libraries within the Area, and there is a clear representation of inequitable circumstances. The Kansas City Health Department notes that blighted areas lead to an increase in crime and likelihood of encountering environmental hazards. Addressing blight is a fundamental first step in tackling the overall community health concerns the Area is facing.

Crime data indicates that high crime rates are present within the Study Area and pose a danger to both life and property. Incidents of violent crime in the Study Area are 2.79 times more prevalent than in the City as a whole. Incidents of property crime are 1.61 times higher in the Study Area than the City. Further, violent crime rates in the Study Area are 2.88 times higher than the national rate and property crime rates are 2.21 times higher than the national rate.

Because all the components of the Chapter 99 criteria are present in the proposed East Kansas City Urban Renewal Area of Kansas City, Missouri, LCRA staff concludes that the Plan 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.

**Affirmative Action Policy and MBE/WBE Participation:** Plan participants will be required to comply with LCRA’s MBE/WBE requirements.

**Other government/statutory agency action:** The City Planning Commission will need to consider the proposed Urban Renewal Plan at an upcoming meeting. City Council will need to approve the Finding of Blight and the proposed East Kansas City Urban Renewal Plan.

*ACTION RECOMMENDED:* APPROVAL OF FINDING OF BLIGHT IN THE PROPOSED EAST KANSAS CITY URBAN RENEWAL PLAN.

APPROVAL OF THE EAST KANSAS CITY URBAN RENEWAL PLAN AND FORWARDING IT TO CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL.

### **EXECUTIVE SESSION**

3. *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**

4. **Adjourn.**