LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD
VIDEO-CONFERENCE MEETING

DATE: September 24, 2026
TIME: 9:30 a.m.
PLACE: 300 Wyandotte, 4th Floor
Kansas City, Missouri

Join Online: Join LCRA Zoom Conference
By phone: (646) 931-3860
Meeting ID: 893 1810 2094
Passcode: 097313

AGENDA

1. **Roll Call**.

2. **Minutes** - *Review and approval of Meeting Minutes for June 23, 2026 and August 27, 2026, as presented* (**Ex. 2**)

ACTION RECOMMENDED: APPROVAL OF THE MINUTES FOR JUNE 23, 2026 AND AUGUST 27, 2026, AS PRESENTED.

3. **Oak Park URA – Consideration of Bond Authorizing Resolution for Jamison Housing Project**– (Brian Engel) (**Ex. 3A-E**)

In April 2025, after issuing a request for redevelopment project proposals, LCRA received a proposal from Jamison 2025, LP ("Redeveloper"), a Missouri limited partnership, for acquisition, rehabilitation and construction of (1) rehabilitation of 14 existing 3-bedroom townhome units with garages, back porches, and a driveway; and (2) construction of 6 new 3-bedroom townhome units with garages, back porches, and a driveway, for a total of 20 units and related improvements located at south side of Linwood Boulevard between Benton Avenue on the west and Bellefontaine Avenue on the east ("Project").

LCRA approved a sales tax exemption on the purchase of construction materials (STECM) and tax abatement at 100% for 25 years. To implement the tax incentives, LCRA will (1) acquire title to the property and lease it back to the Redeveloper, and (2) issue bonds in the maximum amount of $8,200,000. LCRA will own the property during the construction period and the tax abatement period and then transfer title back to the Redeveloper. The Redeveloper will pay PILOTS during the term of the lease and undertake the Project in accordance with and pursuant to the LCRA Act and subject to the terms and conditions of the following LCRA documents,

(a) Trust Indenture (the "Indenture") between LCRA and UMB Bank, N.A., the bond trustee,

(b) Lease Agreement (the “Lease Agreement”), between LCRA and the Redeveloper,

(c) Bond Purchase Agreement (the “Purchase Contract”), among LCRA, the Redeveloper, and the Redeveloper as purchaser of the bonds,

(d) Sale/Leaseback and Redevelopment Contract (“Redevelopment Contract”), between LCRA and the Redeveloper,

(e) Such other related documents necessary to complete the planned transactions, including documents required by the Redeveloper’s lender.

ACTION RECOMMENDED: APPROVE RESOLUTION AUTHORIZING ISSUANCE OF BONDS AND EXECUTION OF A BOND IN THE MAXIMUM AMOUNT OF $8.2 MILLION TO IMPLEMENT APPROVED TAX INCENTIVES FOR THE PROJECT AND RELATED BOND AND PROJECT DOCUMENTS TO FUND DEVELOPMENT OF THE PROJECT WITHIN THE OAK PARK URBAN RENEWAL AREA.

4. **East Kansas City URA – Consideration of Bond Authorizing Resolution for Mid-City Towers II Housing Project** (Brian Engel) **(Ex. 4A-G)**

In June 2026, after issuing a request for redevelopment project proposals, LCRA received a proposal from MCT2, LP (“Redeveloper”) for (1) rehabilitation and preservation of seventy two (72) existing apartment units in a seven-story building completed in 1981, and (2) construction of an adjacent two-story building on an underutilized parking lot adding eight (8) new apartment units for a total of eighty (80) units targeting residents aged 55 and older and related improvements located at 3136 Flora Avenue (“Project”).

In August 2026, LCRA approved modified tax incentives to include (1) a sales tax exemption on the purchase of construction materials (STECM), and (2) a full real property tax exemption for 15 years. The Project property is currently owned by a non-profit entity and is tax-exempt. The approved real property tax incentive will preserve the existing tax exemption to match the affordability period for the Project. LCRA will acquire title to the Project property and lease it back to the Redeveloper during the construction and tax exemption periods, and (2) issue bonds in the maximum amount of $20,200,000. The Redeveloper will pay PILOTS during the term of the lease and undertake the Project in accordance with and pursuant to the LCRA Act and subject to the terms and conditions of the following LCRA documents,

(a) Trust Indenture (the “Indenture”) between LCRA and UMB Bank, N.A., the bond trustee,

(b) Lease Agreement (the "Lease Agreement"), between LCRA and the Redeveloper,

(c) Memorandum of Lease Agreement, between LCRA and the Redeveloper,

(d) Bond Purchase Agreement (the "Purchase Contract"), among LCRA, the Redeveloper, and the Redeveloper as purchaser of the bonds,

(e) Sale/Leaseback and Redevelopment Contract ("Redevelopment Contract"), between LCRA and the Redeveloper,

(f) Such other related documents necessary to complete the planned transactions, including documents required by the Redeveloper's lender.

ACTION RECOMMENDED: APPROVE RESOLUTION AUTHORIZING ISSUANCE OF BONDS AND EXECUTION OF A BOND IN THE MAXIMUM AMOUNT OF $20.2 MILLION TO IMPLEMENT APPROVED TAX INCENTIVES FOR THE PROJECT AND RELATED BOND AND PROJECT DOCUMENTS TO FUND DEVELOPMENT OF THE PROJECT WITHIN THE EAST KANSAS CITY URBAN RENEWAL AREA.

5. **Attucks URA – Consideration of Redevelopment Termination/Modification** (Brian Engel) (Exhibit 5A-C)

LCRA and the City approved the Redevelopment Plan for the Attucks Redevelopment Project UR MO. 3-1 in 1957 and it has been subsequently amended ("Plan"), which set forth certain restrictions and requirements for planned public and private improvements planned for the area generally bound by Truman Road on the north, Brooklyn Avenue on the east, 18th Street on the south, and Highland Avenue and Woodland Avenue on the west (the "Plan Area"). The Plan Area includes the Parade Park affordable housing project.

In 2024, the City approved a master plan redevelopment project to transform Parade Park. The Plan is recorded and a Parade Park project lender is requiring that the Plan be removed as title encumbrance. LCRA, in coordination with the City and the developer, desires to implement a procedure to allow the Plan to be removed as a title encumbrance to facilitate project financing.

ACTION RECOMMENDED: APPROVE RESOLUTION AUTHORIZING LCRA, IN COORDINATION WITH THE CITY AND THE DEVELOPER, TO ACHIEVE REMOVAL OF THE ATTUCKS REDEVELOPMENT PLAN AS A TITLE ENCUMBRANCE AGAINST THE PARADE PARK PROPERTY BY IMPLEMENTING A PROCEDURE TO MODIFY OR TERMINATE THE ATTUCKS REDEVELOPMENT PLAN AS DEEMED NECESSARY

OR DESIRABLE TO FACILIATE PROJECT FINANCING.

6. **Linwood-Prospect URA- – Consideration of Consent to Loan Refinance** (Brian Engel) (Exhibit 6A-B)

LCRA owns the property known as the Linwood Square Shopping Center generally located on the east side of Prospect Avenue between E. 30th Street on the north and E. Linwood Boulevard on the south. LCRA leases the land to Linwood Center Redevelopment Company, LLC ("Developer"), a Missouri limited liability company, pursuant to the Ground Lease and the Redevelopment Contract (each dated February 14, 1992), which LCRA assigned to the Developer, and the Developer assumed, by the Assignment, Assumption and Amendment of Ground Lease and Redevelopment Contract dated January 31, 2017. In 2019, the Developer obtained a mortgage loan from UMB Bank and PACE loan financing to rehabilitate the shopping center.

The Developer is now seeking LCRA's consent to refinance the UMB Bank loan with a loan from Bank 21.

ACTION RECOMMENDED: APPROVE CONSENT TO LOAN REFINANCING AND AUTHORIZE EXECUTION OF JOINDER AND CONSENT ATTACHED TO THE DEED OF TRUST.

7. Administrative

(a) Executive Director's Report (Dan Moye)

(1) Appoint Cortney Bealer as Assistant Secretary

(b) Tax Abatements– Five (5) single-family residential tax abatements were approved from August 2026 (Ex. 7A-B)

Owner-Occupied

URA	Address	Applicant	Est. Costs*	Sq. Ft.	Type
East Kansas City URA	4947 Olive Street	Mondell Hampton	$11,724.00	1248	Rehab
East Kansas City URA	5436 Garfield Ave	Tiffany Sykes	$16,460.00	1364	Rehab
East Kansas City URA	3542 Tracy Ave	Megan Tebbe	$31,685.00	3496	Rehab

Columbus Park URA	1135 E Missouri Ave	Shruti Blakely	$200,000.00	9043	Rehab
East Kansas City URA	3610 E 29th St	Imani Nixon-Bile	$10,569	1674	Rehab

* self-reported rehab/construction costs by applicant, so may not be total expenditures

ACTION RECOMMENDED: NONE; INFORMATIONAL ONLY

EXECUTIVE SESSION

8. *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

9. **Adjourn**.