LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD
VIDEO-CONFERENCE MEETING

DATE: November 19, 2026
TIME: 9:30 a.m.
PLACE: 300 Wyandotte, 4th Floor
Kansas City, Missouri

Join Online: Join LCRA Zoom Conference
By phone: (301) 715-8592
Meeting ID: 814 8331 5918

AGENDA

1. **Roll Call**.

2. **Minutes** - *Review and approval of Meeting Minutes for October 22nd, 2026, as presented* (**Ex. 2**)

   ACTION RECOMMENDED: APPROVAL OF THE MINUTES FOR OCTOBER 22ND, 2026 AS PRESENTED

3. **114 W. Linwood Boulevard URA** – Renovation of commercial building at 114 W. Linwood Boulevard – *Approval of Property Tax Abatement and a Redevelopment Contract with MWA Linwood, LLC* (Bob Long) (**Ex.3A-D**)

Area Description: The 114 W. Linwood Boulevard Urban Renewal Area, which consists of a single property on the north side of W. Linwood Boulevard approximately one block west of Main Street. The project site is an existing three-story masonry commercial building. It is within the City Council's 4th District.

Project Description: The applicant is MWA Linwood, LLC, a single purpose real estate development entity, owned by Lauren and Kyle Pusateri.

The applicant has proposed a $1.9 Million acquisition and renovation of an existing three-story masonry commercial building. Lauren Pusateri Productions, a commercial photography studio and production space, will occupy the second floor and mezzanine. The first floor will be leased to small creative businesses. The developer is requesting LCRA property tax abatement for the project.

Ordinance Policy Factors:
Since the project's total construction costs is less than $15 Million, it is not subject to the City's prevailing wage requirement. It is subject to the reduced level and terms of assistance established by Ordinance No. 220700 since it is not in continuously distressed census tracts, nor it an historic tax credit project.

Financial Review:
Staff conducted an in-house review of the project's application and determined that the costs and projected expenses appeared reasonable in comparison to similar local commercial renovation projects. The staff review determined that, without tax abatement, the project would not achieve a 1.2 DCR until

Year 9 and is, therefore, unfinanceable; however, with tax abatement, the project will achieve a 1.21 DCR in Year 3, rising to 1.45 in Year 10. EDC staff believes the project meets the City's AdvanceKC "but for" financial analysis requirement.

EDC staff believes that the proposed project is in conformance with the 114 W. Linwood Boulevard Urban Renewal Plan.

AdvanceKC: The 114 W. Linwood Boulevard commercial renovation project achieved a score of 53 on the AdvanceKC Scorecard, which puts it in the Standard Impact category.

Affirmative Action Policy and MBE/WBE Participation: The developer will be subject to LCRA's SLBE participation goals.

Taxing Jurisdictions: The project was presented for review at the November 6, 2026 Agency Directors meeting.

Other government/statutory agency action: N/A

ACTION RECOMMENDED:

APPROVAL OF 10 YEARS ABATEMENT OF 70% OF THE INCREASED PROPERTY TAXES FOR THE COMMERCIAL REHABILITATION AT 114 W. LINWOOD BOULEVARD

APPROVAL OF A REDEVELOPMENT CONTRACT WITH MWA LINWOOD, LLC FOR THE COMMERICAL RENOVATION PROJECT AT 114 W. LINWOOD BOULEVARD IN THE 114 W. LINWOOD BOULEVARD URBAN RENEWAL AREA.

4. **Central Business District URA –** *Consideration of First Amendment to Sale/Leaseback and Redevelopment Contract*– (Brian Engel) **(Ex.4A-B)**

In May 2025, LCRA selected Flint Development, LLC for the acquisition and conversion of the 12-story historic Muehlebach Hotel building located at 1200 and 1212 Baltimore Avenue into an approximately 158-unit apartment building, with at least ten percent (10%) of the units set aside for tenants earning less than 80% of the area median and related improvements ("Project"). Flint Development, LLC subsequently created a single-asset entity to undertake the Project, Flint Muehlebach LLC ("Redeveloper").

In January 2026, LCRA approved and authorized (i) taxable bonds in a principal amount not to exceed $51.5 million to finance the Project, (ii) acquisition of the Project and related property upon which the Project is to be built and leasing the property to the Redeveloper during the construction period and the tax abatement period, (iii) a sales tax exemption incentive on construction materials, and (iv) tax abatement to the Redeveloper upon completion of the Project for 25 years at 75% for Years 1-10 and at 37.5% for Years 11-25 as provided in the Redevelopment Contract, which includes a construction period PILOT and a tax abatement period PILOT, all for the purpose of eliminating blighting

conditions found to exist in the Project area and in accordance with and pursuant to the LCRA statute. The bond and real estate transactions closed on June 29.

In August 2026, LCRA consented to the addition of Specified Swap Obligations under the Construction Loan Agreement between the Redeveloper and Enterprise Bank & Trust as contemplated in the loan agreement.

The Redeveloper is now requesting that LCRA approve the First Amendment to Sale/Leaseback and Redevelopment Contract clarifying the Redeveloper's obligations under the contract with respect to MBE/WBE and SBE participation goals following the City Council's adoption of Ordinance No. 260690, As Amended, and Committee Substitute for Ordinance No. 260692, As Amended.

ACTION RECOMMENDED: APPROVE RESOLUTION APPROVING THE FIRST AMENDMENT TO SALE/LEASEBACK AND REDVELOPMENT CONTRACT

5. Administrative

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

(1) **Introduction of new LCRA Board Commissioner Dante Javaheri**

(b) **Fiscal Year 2026 Audit Report** (Amy Tharnish) **(Ex.5A-B)**

(c) **Tax Abatements**– Two single-family residential tax abatements were approved in October 2026 **(Ex. 5C)**

Owner-Occupied

URA	Address	Applicant	Est. Costs*	Sq. Ft.	Type
Scarritt Renaissance URA	514 Bellefontaine Ave	Jacob Luke	$17,000	2,074	Rehab
East Kansas City URA	2939 Lockridge St	Anthony Wilson	$15,700	2,354	Rehab

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

ACTION RECOMMENDED: NONE; INFORMATIONAL ONLY

EXECUTIVE SESSION

6. *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

7. **Adjourn**.