LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD VIDEO-CONFERENCE MEETING ON AUGUST 27, 2026

MINUTES

1. **Roll Call**.

Board: Chad Grittman
Rebeca Amezcua-Hogan (via Zoom)
Andrea Bough (via Zoom)

Staff: Lindsey Linkous, LCRA
Cortney Bealer, LCRA
Dan Moye, LCRA
Bob Long, LCRA
Tony Malle, LCRA
Sandra Rayford, LCRA
Kyana Bowers, LCRA

LCRA Legal Counsel: Brian Engel, Rouse Frets

Guests: Aaron Dispenza (via Zoom)
David Allison (via Zoom)
Kelly Kinnaman (via Zoom)
Lance Carlton (via Zoom)
Daniel Yoza (via Zoom)
Bryce Wolff (via Zoom)
James Baker (via Zoom)
Thomas Friestad (via Zoom)
DJ (via Zoom)
Ilan Salzberg (via Zoom)
Andrew Clark (via Zoom)
DL (via Zoom)

The meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority began at approximately 9:30 a.m. on August 27, 2026. Quorum was confirmed via roll call.

2. **Minutes** - *Review and approval of Meeting Minutes for June 25, 2026, as presented* (**Ex. 2**)

ACTION TAKEN: APPROVED OF THE MINUTES FOR JUNE 25, 2026, AS PRESENTED. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY.

3. **3200 Gillham Road URA** – *Approval of Estoppel Agreement and an Assignment & Assumption Agreement with Exact Acme, LLC* (Brian Engel) (**Ex. 3A-E**)

ACTION TAKEN: APPROVAL OF AN ESTOPPEL AFFIDAVIT FOR THE 3200 GILLHAM ROAD PROJECT.

APPROVAL OF AN ASSIGNMENT, ASSUMPTION, AND AMENDMENT OF REDEVELOPMENT CONTRACT AMONG THE AUTHORITY, EXACT ACME, LLC, AND ACME LOFTS, LLC AND 3200 GILLHAM ROAD, LLC (AS 50/50 TENANTS IN COMMON) FOR THE PROJECT IN THE 3200 GILLHAM ROAD URBAN RENEWAL AREA. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY. (RES NO. 8-1-26)

4. **Columbus Park URA** – *Consideration of Bond Authorizing Resolution for Polar Dev Townhome Project* (Brian Engel) (**Ex. 4A-F**)

ACTION TAKEN: APPROVED RESOLUTION AUTHORIZING ISSUANCE OF BONDS AND EXECUTION OF A BOND IN THE MAXIMUM AMOUNT OF $50 MILLION TO BE ISSUED IN UP TO FOUR SUBSERIES FOR EACH PHASE OF THE PROJECT AND RELATED BOND AND PROJECT DOCUMENTS TO FUND DEVELOPMENT OF THE PROJECT WITHIN THE COLUMBUS PARK URBAN RENEWAL AREA. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY. (RES NO. 8-2-26)

5. **Hospital Hill II URA** – *Consideration of Loan Payment and Termination and Release of Restated Redevelopment Contract and Ground Lease Agreement* (Brian Engel) (**Ex. 5A-D**)

ACTION TAKEN: ACCEPT THE REDEVELOPER'S OFFER IN FULL SATISFACTION OF ITS PAYMENT OBLIGATIONS UNDER THE LOAN AND THE LEASE AND APPROVE AND AUTHORIZE THE TRANSFER OF THE PROJECT PROPERTY TO THE REDEVELOPER, RELEASE THE LOAN SECURITY, AND TERMINATE AND RELEASE THE REDEVELOPMENT CONTRACT AND THE LEASE. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY. (RES NO. 8-3-26)

6. **East Kansas City URA** - Acquisition and Renovation of 47 – units of affordable multifamily units in The Grand on Beason Hill at 2625 W. Paseo Boulevard – *Approval of Property Tax Abatement and Sales Tax Exemption on Construction Materials and a Redevelopment Contract with Merak Development, LLC* (Bob Long) (**Ex. 6A-G**)

ACTION TAKEN: SELECTION OF MERAK DEVELOPMENT, LLC (OR RELATED AFFILIATE) AS THE DEVELOPER FOR THE

AFFORDABLE HOUSING REDEVELOPMENT PROJECT AT 2625 W. PASEO BOULEVARD IN THE EAST KANSAS CITY URBAN RENEWAL AREA.

APPROVAL OF PROPERTY TAX ABATEMENT AT 100% FOR 25 YEARS AND A SALES TAX EXEMPTION ON CONSTRUCTION MATERIALS FOR THE AFFORDABLE SENIOR HOUSING PROJECT AT 2625 W. PASEO IN THE EAST KANSAS CITY URBAN RENEWAL AREA.

AUTHORIZE PREPARATION OF A SALE/LEASEBACK AND REDEVELOPMENT CONTRACT WITH MERAK DEVELOPMENT, LLC (OR AFFILIATE) FOR THE AFFORDABLE SENIOR HOUSING REDEVELOPMENT PROJECT AT 2625 W. PASEO BOULEVARD IN THE EAST KANSAS CITY URBAN RENEWAL AREA. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY. (RES NO. 8-4-26)

7. **Central Business District URA –** *Consideration of Loan Modification Agreements for the Muehlebach Hotel Project* (Brian Engel) **(Ex. 7A-C)**

ACTION TAKEN: APPROVE RESOLUTION REGARDING MODIFICATION OF CONSTRUCTION LOAN DOCUMENTS FOR PROJECT FINANCING FOR THE MUEHLEBACH HOTEL PROJECT WITHIN THE CENTRAL BUSINESS DISTRICT URBAN RENEWAL AREA. . MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY. (RES NO. 8-5-26)

8. **East Kansas City URA** – *3136 Flora Avenue – Modification of Approved Tax Incentives* (Brian Engel) **(Ex. 8)**

ACTION TAKEN: APPROVE MODIFIED TAX INCENTIVES FOR THE PROJECT TO INCLUDE A 15-YEAR FULL PROPERTY TAX EXEMPTION CONSISTENT WITH THE PROPERTY'S CURRENT EXEMPT STATUS AND TO MATCH THE 15-YEAR AFFORDABILITY COMPLIANCE PERIOD. MOTION MADE BY MS. AMEZCUA-HOGAN, SECONDED BY MS. BOUGH, AND CARRIED UNANIMOUSLY. (RES NO. 8-6-26)

9. **Administrative**

(a) **Executive Director's Report** (Dan Moye) **(Ex. 9A)**

(1) **Financial Report** (Anthony Malle) (**Ex. 9D-E**)

(b) **CREO Report** (Sandra Rayford/Kyana Bowers)(**Ex. 9B**)

(c) **Tax Abatements** – Five (5) single-family residential tax abatements were approved in June-July 2026 (**Ex. 5B**)

ACTION TAKEN: NONE; INFORMATIONAL ONLY

EXECUTIVE SESSION

10. *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 executive session to discuss legal issues and real estate matters with its attorney, pursuant to Section 610.021(1) and (2) RSMo]

Motion to move into Executive Session made by Ms. Amezcua-Hogan and seconded by Ms. Bough.

Roll Call Vote to Move into Executive Session

Ms. Amezcua-Hogan	Aye
Ms. Bough	Aye
Mr. Grittman	Aye

RESUME BUSINESS SESSION

The Board moved out of Executive Session and re-opened Business Session via the following roll call vote.

Motion to move into Business Session made by Ms. Amezcua-Hogan and seconded by Ms. Bough.

Roll Call Vote to Move into Business Session

Ms. Amezcua-Hogan	Aye
Ms. Bough	Aye
Mr. Grittman	Aye

RESUME BUSINESS SESSION

ACTION TAKEN IN CLOSED EXECUTIVE SESSION: NONE. DISCUSSION ONLY.

11. **Adjourn**.

There being no further business, the meeting adjourned at approximately 10:20 a.m.

Daniel Moye, Secretary