

LCRA now intends to also issue tax-exempt bonds in an amount not to exceed \$13 million. Gilmore & Bell will act as bond counsel to LCRA and recommends approval of an inducement resolution evidencing LCRA’s intent to issue tax-exempt bonds for the Project.

ACTION RECOMMENDED:

APPROVE INDUCEMENT RESOLUTION FOR THE ISSUANCE OF TAX-EXEMPT BONDS IN THE MAXIMUM AMOUNT OF \$13 MILLION IN CONNECTION WITH THE REHABILITATION OF THE URBAN38 MULTIFAMILY HOUSING PROJECT TO PRESERVE AFFORDABLE HOUSING UNITS WITHIN THE EAST KANSAS CITY URBAN RENEWAL AREA.

4. **East Kansas City URA** – *Urban38 Multifamily Housing Project – TEFRA Public Hearing Related to Issuance of Tax-Exempt Bonds. (Ex. 4)*

Gilmore & Bell is bond counsel to LCRA and recommended that LCRA hold a public hearing required by the Tax Equity and Fiscal Responsibility Act (TEFRA). Under Section 147(f) of the IRS Code, the purpose of the TEFRA public hearing is to receive comments from interested parties in connection with the proposed issuance of tax-exempt qualified private activity bonds. On April 14, LCRA posted on the EDC website a Notice of Public Hearing as notification to the public of the TEFRA hearing at today’s LCRA board meeting.

ACTION RECOMMENDED:

PUBLIC HEARING; NO ACTION REQUIRED

5. **Central Business District URA** – *1044 Main Street – Approval of Sale/Leaseback and Redevelopment Contract with Exact 1044, LLC (Bob Long) (Ex. 5A-I)*

Area Description: The Central Business District Urban Renewal Area generally consists of an area generally bound by I-70 on the north, Oak Street on the east, I-670 on the south, and I-35 on the west. The project site is 1044 Main Street, on the northwest corner of W. 11th Street & Main Street. The project site is within the City Council’s 4th District.

Project Description: The applicant is Exact 1044, LLC, a single-purpose real estate entity affiliated with Exact Partners, an experienced local property owner and developer.

This project is located at W. 11th Street & Main Street in the heart of Kansas City’s Central Business District. The property is directly adjacent to the streetcar line, with streetcar stops located just one block away. Missouri Bank occupied the first floor and mezzanine for many years, but the building has been vacant for several years. Despite its’ location, the building smaller floor plates are not attractive to most office tenants.

The applicant’s project is a \$27.4 Million acquisition and historic rehabilitation of the 11-story commercial building at this key intersection. The project will transform this vacant commercial office building into 74 apartments on the upper floors, with commercial space on the first floor and mezzanine. All 74 apartments will be affordable to households below 90% of AMI, with all

46 one-bedroom units affordable at 70% of AMI. The attached parking structure will also be rehabbed and will continue to provide 52 parking spaces for residents and commercial tenants.

While this commercial project is not located within a “continuously distressed” census tract, it is not subject to the City’s current affordable housing inclusion and reduced abatement since it is an historic tax credit project. Historic tax credit projects are also exempt from the City’s current prevailing wage requirements.

While it is eligible for up to 10 year abatement of up to 100% of the increased property taxes, the developer has requested a 20-year sale//leaseback arrangement with a Sale Tax Exemption on Construction Materials and tax abatement of 10 years at 75% of the increased taxes, followed by 10 years of a 37.5% abatement in order to partially offset the existing taxes and to help make the residential units affordable at below-market rates.

Financial Review: SB Friedman performed a financial analysis of the proposed project (copy attached). Without assistance, the project is expected to generate a 4.4% Unleveraged Internal Rate of Return, but would only achieve a 1.17 Debt Coverage Ratio, which is unfinanceable. With the requested assistance, the project is expected to generate a 5.3 Unleveraged Internal Rate of Rate, but would achieve a 1.25 Debt Coverage Ratio, which meets typical underwriting criteria.

Community Support: A letter of support from 4th District Council Representative Crispin Rea has been received, as has one from the Downtown Neighborhood Association and the Downtown Council.

Staff believe, therefore, that the proposed project is in conformance with Central Business District Urban Renewal Plan.

AdvanceKC: The 1044 Main Street historic rehabilitation project achieved a score of 57 on the AdvanceKC Scorecard, which is a result of its’ location not being a distressed census tract due to population growth within the Central Business District.

Affirmative Action Policy and MBE/WBE Participation: The proponent will be subject to the Authority’s MBE/WBE participation goals and reporting process.

Taxing Jurisdictions: The project was presented for review at the April 17, 2026, Agency Directors meeting.

Other government/statutory agency action: N/A

ACTION RECOMMENDED:

APPROVAL OF A SALES TAX EXEMPTION ON CONSTRUCTION MATERIALS AND PROPERTY TAX ABATEMENT AT 75% FOR 10 YEARS AND 37.5% FOR AN ADDITIONAL 10 YEARS FOR THE 1044 MAIN STREET HISTORIC TAX CREDIT PROJECT.

AUTHORIZE PREPARATION OF A SALE/LEASEBACK AND REDEVELOPMENT CONTRACT WITH EXACT 1044, LLC (OR AFFILIATE) FOR THE 1044 MAIN STREET HISTORIC TAX CREDIT PROJECT IN THE CENTRAL BUSINESS DISTRICT URBAN RENEWAL AREA.

6. **Administrative**

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

ACTION RECOMMENDED: NONE; INFORMATIONAL ONLY

- (b) **CREO Report** (Sandra Rayford) (Ex. 6B)

- (c) **Tax Abatements**– Three (3) single-family residential tax abatements were approved in February and March 2026 (Ex. 6C)

Investor Owned					
URA	Address	Applicant	Est. Costs*	Sq. Ft.	Type
East Kansas City	4402 Windsor Ave	Tina Langston	\$24,000	1,550	Rehab
East Kansas City	1217 E. 61 st St	Mark Allen	\$400,000	1,540	New
East Kansas City	3320 Tracy Ave	Chun Wei Teng	\$253,268	N/A	New

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

ACTION RECOMMENDED: NONE; INFORMATIONAL ONLY

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.**