

- (a) Trust Indenture (the “Indenture”) between LCRA and UMB Bank, N.A., as trustee (the “Bond Trustee”), providing for the issuance of the bonds and setting forth the terms and provisions applicable to the bonds, including a pledge and assignment by LCRA of the Trust Estate to the Bond Trustee for the benefit and security of the owners of the bonds upon the terms and conditions as set forth in the Indenture,
- (b) Loan Agreement (the “Loan Agreement”) between LCRA and the Redeveloper, under which LCRA will loan the proceeds from the sale of the bonds available to the Redeveloper in consideration of payments which will be sufficient to pay the principal of, redemption premium, if any, and interest on the bonds as set forth in the Loan Agreement,
- (c) Promissory Note from the Redeveloper to LCRA,
- (d) Land Use Restriction Agreement among the Authority, the Redeveloper and the Bond Trustee,
- (e) Tax Compliance Agreement among the Authority, the Redeveloper and the Trustee,
- (f) Bond Purchase Agreement (the “Purchase Contract”) among LCRA, the Redeveloper, and UMB Bank, N.A. (“Purchaser”), as purchaser of the bonds, under which LCRA agrees to sell the bonds to the Purchaser upon the terms and conditions as set forth in the Purchase Contract, and
- (g) Such other related documents necessary to complete the planned transactions, including documents required by the Purchaser.

ACTION RECOMMENDED:

APPROVE RESOLUTION AUTHORIZING ISSUANCE OF TAX-EXEMPT BONDS IN THE MAXIMUM AMOUNT OF \$13 MILLION AND AUTHORIZING EXECUTION OF BOND DOCUMENTS TO FUND CERTAIN PROJECT COSTS IN CONNECTION WITH DEVELOPMENT OF THE URBAN38 PROJECT WITHIN THE EAST KANSAS CITY URBAN RENEWAL AREA.

4. **Columbus Park URA** – *Consideration of Single-Family Housing Project Proposal from Edward Franklin Building Company LLC (Brian Engel) (Ex. 4)*

Polar Dev LLC, a Missouri limited liability company (“Polar Dev”), and Edward Franklin Building Company LLC, a Missouri limited liability company (“Edward Franklin”), submitted a joint redevelopment project application to the TIF Commission regarding two separate housing projects. The Polar Dev project includes construction of approximately

76 for-sale single-family townhome units in one or more phases and related improvements in the Columbus Park neighborhood within the area generally bounded by 3rd Street on the north, Campbell Street on the east, 5th Street on the south, and Cherry Street on the west. The Edward Franklin project includes construction of approximately 93 for-sale single-family units in one or more phases and related improvements in the Columbus Park neighborhood within the area generally bounded by 3rd Street on the north, Gillis Street on the east, 5th Street on the south, and Campbell Street on the west. The City Council on October 23, 2025, approved the Columbus Park Tax Increment Financing Plan (“TIF Plan”) to facilitate construction of both housing projects. The TIF Plan contemplates issuance of a sales tax exemption certificate on construction materials by LCRA.

Edward Franklin is seeking a sales tax exemption certificate on construction materials for its project, which will require a sale/leaseback transaction and the issuance of a bond. Edward Franklin is not seeking tax abatement for its project.

ACTION RECOMMENDED:

APPROVE RESOLUTION (1) SELECTING EDWARD FRANKLIN BUILDING COMPANY LLC AS THE REDEVELOPER FOR THE DEVELOPMENT OF AN APPROXIMATELY 93-UNIT, FOR-SALE SINGLE-FAMILY HOUSING PROJECT, (2) APPROVING A SALES TAX EXEMPTION ON THE PURCHASE OF CONSTRUCTION MATERIALS FOR THE PROJECT, AND (3) APPROVING A SALE/LEASEBACK TRANSACTION AND ISSUANCE OF BOND TO IMPLEMENT THE APPROVED TAX INCENTIVE AND TO AUTHORIZE STAFF AND COUNSEL TO DRAFT AND NEGOTIATE THE NECESSARY PROJECT AND BOND DOCUMENTS, FOR THE PURPOSE OF FACILITATING DEVELOPMENT AND THE REMOVAL OF BLIGHTING CONDITIONAL WITHIN THE COLUMBUS PARK URBAN RENEWAL AREA.

5. **East Kansas City URA** – *1013 E. Truman Road – Consideration of 1013 E. Truman Road Project Proposal with AJ Truman Property, LLC (Lindsey Linkous) (Ex. 5A-I)*

Area Description: The East Kansas City Urban Renewal Area consists of an area generally bound by Cliff Drive on the north, I-435 on the east, Bannister Road on the south, and the west property lines of the properties on the west side of Troost Avenue on the west. The project site is located at the corner of E. Truman Road and Troost Avenue and is within the 3rd District.

Project Description: The applicant's company is AJ Truman Property, LLC. Andre Smith, the applicant, is an experienced business owner through AJ Smith Enterprises, Inc. dba Watts Up Lighting, located in Merriam, Kansas.

The project is located at the corner of E. Truman Road and Troost Avenue, right outside the southeastern corner of the downtown loop. The project spot is located just a couple blocks from the Troost and Indiana RideKC bus routes. AJ Truman Property acquired the property in November 2025 from TT Property, LLC, a local property management company. Under TT Property's ownership, the building has been vacant for over 3 years. Over this time, the building accrued maintenance needs that were never addressed.

The applicant's project is a \$215,000 renovation and activation of the 6,600 square foot building. The project will transform the underutilized and vacant building into a usable commercial space that will be partially owner-occupied as well as host a small business tenant. The project activities include roof replacement, structural repairs, high-efficiency HVAC and mechanical upgrades, exterior façade repairs, limited environmental remediation, and general interior improvements. The renovations will also be coordinated with local corridor improvements, including planned street tree planting along Truman Road, which will contribute to urban canopy and heat reduction efforts.

This project is located within a continuously distressed census tract, therefore making it eligible for a 10-year abatement up to 100% of increased property taxes.

Financial Review: Per LCRA policy, projects that are adjacent to or east of Troost and in continuously distressed census tracts do not require a financial analysis.

Community Support: The project has a letter of support from the Executive Director of the Crossroads Community Improvement District.

Staff believe, therefore, that the proposed project is in conformance with the East Kansas City Urban Renewal Plan.

AdvanceKC: The 1013 E. Truman Road renovation project achieved a score of 62 on the AdvanceKC Scorecard, putting it in the Standard Impact range.

Affirmative Action Policy and MBE/WBE Participation: Given the small size of the project, staff anticipates that this project will be exempt from the Authority's MBE/WBE participation and Construction Workforce requirements.

Taxing Jurisdictions: The project was presented for review at the May 14, 2026, Agency Directors meeting.

Other government/statutory agency action: N/A

ACTION RECOMMENDED:

APPROVAL OF PROPERTY TAX ABATEMENT AT 100% FOR 10 YEARS FOR THE 1013 E. TRUMAN ROAD PROJECT.

APPROVAL OF A REDEVELOPMENT CONTRACT WITH AJ TRUMAN PROPERTY, LLC (OR AFFILIATE) FOR THE 1013 E. TRUMAN ROAD PROJECT IN THE EAST KANSAS CITY URBAN RENEWAL AREA.

6. **Brooklyn West URA** – Approve URP’s First Amendment (Bob Long) (Ex. 6)

The Brooklyn West Urban Renewal Plan was approved by City Council Resolution No. 960652 on June 27th, 1996, for a thirty (30) year term. The purpose of the plan was to acquire 82 parcels of land for the construction of approximately 75 single-family homes available to low- and moderate-income residents. In 2023, OG Investments submitted a redevelopment application to the LCRA to build 25 single-family homes in the plan area. The project is still under construction.

The Plan Area is generally bound by 12th Street on the north, Brooklyn Avenue on the east, 14th Street on the south, and Woodland Avenue on the west. Currently, only one newly constructed single-family home has been granted a tax abatement as of April 2026. The Brooklyn West URP expiration date is June 27th, 2026. Staff are expecting the additional 24 homes indicated in the redevelopment plan to apply for tax abatements following the completion of construction.

The Authority believes that a 15-year extension of the Plan would allow adequate time for the current redevelopment project to be completed and allow for tax abatements to be granted to the new homeowners.

If the Authority approved the proposed amendment, the City Council is expected to consider an ordinance amending the Brooklyn West 1st Amendment Urban Renewal Plan.

ACTION RECOMMENDED:

APPROVE THE FIRST AMENDMENT OF THE BROOKLYN WEST URBAN RENEWAL PLAN AND FORWARDING THE RECOMMENDATION TO CITY COUNCIL.

7. **Oak Park URA** – Contract amendment for Linvista Flats – 1601 E. Linwood – to amend start and completion dates and project details (Bob Long) (Ex. 7A-B)

The 1601 E. Linwood project was first approved by the LCRA Board for a tax abatement at 100% for 10 years and the creation of a Redevelopment Contract on March 28, 2023, by LCRA Res. 3-3-23. Originally, the project included the historic rehabilitation of a pair of

three-story, brick Colonnade-style apartment buildings with a total of 14 units on the south side of E. Linwood Boulevard, across the street from the Mohart Center on the west.

Since then, one of the buildings was demolished by fire damage. The developers wish to amend the project details in the Redevelopment Contract to only include one apartment building with a total of 8 units. Additionally, due to setbacks related to the fire damage, the start and completion dates also need to be amended. Construction is planned to start by June 1, 2026, and end by December 31, 2027.

ACTION RECOMMENDED: APPROVE THE AMENDMENT OF THE PROJECT IMPROVEMENTS TO INCLUDE ONE APARTMENT BUILDING WITH 8 UNITS IN THE REDEVELOPMENT CONTRACT WITH LINVISTA FLATS, LLC FOR THE HISTORIC REHABILITATION PROJECT AT 1601 E. LINWOOD BOULEVARD IN THE OAK PARK URBAN RENEWAL AREA.

APPROVE THE AMENDMENT OF PROJECT START DATE AND PROJECT COMPLETION DATE TO JUNE 1, 2026 AND DECEMBER 31, 2027, RESPECTIVELY, IN THE REDEVELOPMENT CONTRACT WITH LINVISTA FLATS, LLC FOR THE HISTORIC REHABILITATION PROJECT AT 1601 E. LINWOOD BOULEVARD IN THE OAK PARK URBAN RENEWAL AREA.

8. **Administrative**

(a) **Executive Director’s Report** (Dan Moye) (Ex. 8A)

Release of Purchase and Redevelopment Contract and Restrictions – 2417 Brooklyn Avenue (Ex. 8C-D)

ACTION RECOMMENDED: AUTHORIZE RELEASE OF PURCHASE AND REDEVELOPMENT CONTRACT DATED AUGUST 31, 2000 AND RELATED RESTRICTIONS.

(b) **Tax Abatements**– Two (2) single-family residential tax abatements were approved in April 2026 (Ex. 8B)

Investor Owned					
URA	Address	Applicant	Est. Costs*	Sq. Ft.	Type
East Kansas City	6600 E. 67 th Street	Patricia Losiewicz	\$49,600	1,861	Rehab
East Kansas City	329 Maple Blvd	Mary McCans	\$6,898	1,595	Rehab

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

ACTION RECOMMENDED:

NONE; INFORMATIONAL ONLY

EXECUTIVE SESSION

9. *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

10. **Adjourn.**