

**East Kansas City URA** – 1013 E. Truman Road – *Consideration of 1013 E. Truman Road Project Proposal with AJ Truman Property, LLC (Bob Long) (Ex. \_\_)*

**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 3<sup>rd</sup> 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 \_\_, 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.