LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD VIDEO-CONFERENCE MEETING

DATE: August 27, 2026
TIME: 9:30 a.m.
PLACE: 300 Wyandotte, 4th Floor
Kansas City, Missouri

Join Online: [Join LCRA Zoom videoconference]
By phone: (646) 931-3860
Meeting ID: 845 0947 4365
Passcode: 412798

AGENDA

1. **Roll Call**.

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

   ACTION RECOMMENDED: APPROVAL OF THE MINUTES FOR MAY 28, 2026, AS PRESENTED.

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

Area Description: The 3200 Gillham Road Urban Renewal Area is generally located at the southwest corner of Linwood Boulevard and Gillham Road at 3200 Gillham Road. The project site is in the City Council's 4th District.

Project Description: The applicant is Exact Acme, LLC ("Original Redeveloper"), a single-purpose real estate entity created for the acquisition and historic rehabilitation of a two-story building containing approximately 27 apartments and related improvements. The Authority approved property tax abatement and a Redevelopment Contract for the project in 2017 and the Redevelopment Contract was amended in 2018. A Certificate of Tax Abatement was issued upon completion of the project for a tax abatement term 2019-2028.

The Original Redeveloper has requested approval of an Estoppel Affidavit and of an Assignment, Assumption and Amendment of Redevelopment Contract among the Authority, the Original Redeveloper and Acme LLC and 3200 Gillham Road LLC (as 50/50 tenants in common) (collectively, "New Redeveloper"). The Original Redeveloper and the New Redeveloper have entered into a purchase agreement pursuant to which the New Redeveloper intends to acquire the project property. The Original Redeveloper and the New Redeveloper have requested that the LCRA approve an assignment of the Redevelopment Contract to the New Redeveloper, including the remaining tax abatement term. The New Redeveloper will assume the obligations under the Redevelopment Contract to maintain the project property and will enter into a new Funding Agreement pursuant to which the New Redeveloper will pay all of the

LCRA's costs and expenses incurred in connection with such project from the date of the assignment.

ACTION RECOMMENDED:	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.

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

In January 2026, after issuing a request for redevelopment project proposals, LCRA received a proposal from Polar Dev LLC ("Redeveloper"), a Missouri limited liability company, for acquisition and construction of 76 for-sale single-family townhome units in four (4) phases (each a "Phase") and related improvements located at 401 Cherry Street (Phase One), 808 E. 5th Street (Phase Two), 880 E. 4th Street (Phase Three), and 700-708 E. 5th Street (Phase Four) ("Project") in the Columbus Park neighborhood.

LCRA previously approved a sales tax exemption on the purchase of construction materials (STECM). The Redeveloper is not seeking tax abatement for this Project. The Redeveloper will receive additional tax incentives pursuant to the Columbus Park Tax Increment Financing Plan approved by the City Council in October 2025. To implement the STECM, LCRA will (1) acquire title to the property for each Phase and lease it back to the Redeveloper, and (2) issue multiple Subseries of bonds not to exceed the aggregate maximum amount of $50 million. LCRA will own the property during the construction period of each Phase, subject to a PILOT requirement, and upon completion transfer title to the Redeveloper for sale to homeowners. LCRA will issue a Subseries of bonds and enter into a separate Lease Agreement for each Phase, all for the purpose of eliminating blighting conditions found to exist in the area and in accordance with and pursuant to the LCRA Act and subject to the terms and conditions of the following LCRA documents,

(a) Trust Indenture (the "Indenture") between LCRA and UMB Bank, N.A., 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) Lease Agreement (Phase One) (the "Lease Agreement"), between LCRA and the Redeveloper, under which LCRA will make the proceeds from the sale of the bonds available to the Redeveloper for the purposes described in this Resolution 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 Lease Agreement (there will be a separate Lease Agreement for each Phase),

(c) Memorandum of Lease Agreement and Consent to Mechanics' Liens (Phase One), between LCRA and the Redeveloper,

(d) Bond Purchase Agreement (the "Purchase Contract"), among LCRA, the Redeveloper, and the Redeveloper 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 (there will be a separate Purchase Contract for each Phase),

(e) Sale/Leaseback and Redevelopment Contract ("Redevelopment Contract"), between LCRA and the Redeveloper under which the Redeveloper will implement the Project and LCRA will provide certain assistance and incentives to facilitate the Project, including acquiring the property from the Redeveloper and leasing it back to the Redeveloper under the Lease Agreement,

(f) Such other related documents necessary to complete the planned transactions, including documents required by the Redeveloper's lender.

ACTION RECOMMENDED: APPROVE 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.

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**)

In 1991, LCRA, MBA Properties, and McCormack Baron & Associates, Inc., entered into the Restated Redevelopment Contract dated as of February 21, 1991 ("Redevelopment Contract"), pursuant to which LCRA granted development rights to MBA Properties and McCormack Baron & Associates, Inc. for construction of an affordable housing project at 2526 Harrison Street. All of the development rights under the Redevelopment Contract were transferred to Longfellow Heights Apartments, L.P. ("Original Redeveloper") under the Ground Lease Agreement ("Lease") dated February 21, 1991, pursuant to which LCRA leased the property to the Original Redeveloper. At the same time, LCRA made a $1.4 million ("Loan") to the Original Redeveloper. The Loan is evidenced by the Loan Agreement and by the Promissory Note, and the Loan is secured by the Second Deed of Trust. The Original Redeveloper completed the project in accordance with the Redevelopment Contract.

In 2007, the project debt was restructured and the Original Redeveloper assigned all of its rights and obligations under the Redevelopment Contract, the Lease, and the Loan documents to Longfellow Phase I, L.P. ("Redeveloper"), the current tenant under the Lease. The Missouri Housing Development Commission ("MHDC") issued bonds in the original principal amount of $6,400,000 to refinance the primary project debt and the subordinate loans, including the LCRA Loan, were restructured as described in the Subordination Agreement dated as of November 1, 2007, among MHDC, LCRA, the Redeveloper, Hallmark Corporate Foundation, and Urban Strategies, Inc. The LCRA Loan is currently in the third priority position among the other creditors. The project has been continuously managed and operated by McCormack Baron, the parent company of the Original Redeveloper and the Redeveloper.

The Redeveloper has entered into a contract to sell the project to Palatine Capital Partners Acquisitions, LLC (or an affiliated, single-asset entity), which is the current owner of the adjacent Longfellow Heights Phase II and Phase III apartments. The Redeveloper has made an offer to LCRA to satisfy its payment obligations under the Loan and the Lease. In addition, as a condition to the sale, the parties request that LCRA accept the Redeveloper's offer in full satisfaction of the Redeveloper's payment obligations and transfer LCRA's ownership interest in the project property to the Redeveloper and release the Loan security and terminate and release the Redevelopment Contract, and the Lease.

ACTION RECOMMENDED: 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.

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**)

Area Description: The East Kansas City Urban Renewal Area is generally Cliff Drive on the north, I-435 on the east, Bannister Road on the south, and Troost Avenue on the west. The project site is 2625 W. Paseo Boulevard and is within the City Council's 3rd District.

Project Description: The applicant is Merak Development, LLC, an experienced regional affordable housing developer based in Springfield, Missouri.

The applicant has proposed a $13.3 Million acquisition and renovation of the historic Robinson Hospital with a total of 47 deeply affordable senior and veteran housing units. The six-story former Robinson Hospital Building was previously rehabilitated as affordable housing, but is no longer enrolled in the program and has suffered considerable deterioration since leaving the program. The project will preserve 47 units of housing for households at 30% of Area Median

Income. The applicant has an MHDC federal and state LIHTC allocation, Federal and State historic tax credits, an allocation from the City's Housing Trust Fund, and has permanent financing in-place. The developer is requesting both LCRA property tax abatement and a sales tax exemption on construction materials to maintain long-term affordability for the project.

Since the Authority would take possession of the property as part of the sale/leaseback arrangement, staff prepared and issued a Request For Proposals for the proposed affordable housing renovation project. One proposal was received prior to the submittal deadline.

Ordinance Policy Factors:
Since the project is a low-income housing tax credit project, it is not subject to the City's prevailing wage requirement; however, the City's Housing Trust Fund does trigger prevailing wage. It is not subject to the reduced level and terms of assistance established by Ordinance No. 220700 since low-income housing tax credit (LIHTC) projects, historic tax credit projects, and projects in continuously distressed census tracts are eligible for full assistance.

Financial Review:
Staff conducted an in-house review of the project's MHDC application and determined that the costs and projected expenses appeared reasonable in comparison to MHDC's standards. The staff review also determined that, with assistance, the project achieves a 1.36 DCR. 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 East Kansas City Urban Renewal Plan.

AdvanceKC: The Grand on Beason Hill low-income housing tax credit project achieved a score of 85 on the AdvanceKC Scorecard, which puts it in the High Impact category.

Affirmative Action Policy and MBE/WBE Participation: The developer will be subject to the City's MBE/WBE participation goals since it is receiving assistance through the Housing Trust Fund.

Taxing Jurisdictions: The project was presented for review at the July 31, 2026 Agency Directors meeting.

Other government/statutory agency action: N/A

ACTION RECOMMENDED:

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.

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

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, a Delaware limited liability company ("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.

The Redeveloper is now requesting that LCRA consent 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.

ACTION RECOMMENDED: APPROVE RESOLUTION REGARDING MODIFICATION OF CONSTRUCTION LOAN DOCUMENTS FOR PROJECT FINANCING FOR THE MUEHLEBACH HOTEL PROJECT WITHIN THE CENTRAL BUSINESS DISTRICT URBAN RENEWAL AREA.

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

In June 2026, LCRA selected MCT2, LP, as redeveloper and approved tax incentives for an approximately $18.6 million project to include substantial renovation of a 72-unit affordable housing development originally built in 1981 at 3136 Flora Avenue, plus construction of 8 new housing units for a total of 80 housing units, including a sales tax exemption on construction materials (STECM) and a long-term sale/leaseback arrangement for tax abatement at 100% for 25 years. The property is currently owned by a nonprofit corporation and is tax exempt. To maintain the full property tax exemption during the 15-year affordability compliance period, the redeveloper has requested that LCRA modify the approved tax incentives to include a STECM and a long-term sale/leaseback arrangement for 15 years at full property tax exemption.

ACTION RECOMMENDED: 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.

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 from June-July 2026 (**Ex. 9C**)

Owner-Occupied

URA	Address	Applicant	Est. Costs*	Sq. Ft.	Type
Columbus Park URA	815 E. 5th Street	Shon Hall	$12,028	7,900	Rehab
Scarritt Renaissance I URA	112 N. Bales	Amanda Steinback	$7,500	1,344	Rehab
East Kansas City URA	3618 Olive Street	Tamara Boykin Brown	$6,000	1,864	Rehab
East Kansas City URA	2012 Benton Blvd	Adolfo Morales	$7,934	1,280	Rehab
East Kansas City URA	2111 Park Avenue	Cashius Howell	$450,000	4,718	New

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

ACTION RECOMMENDED: 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.*

RESUME BUSINESS SESSION

11. **Adjourn**.