

July 14, 2022

Hon. Quinton Lucas
Mayor, Kansas City, Missouri
29th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106

RE: Notice of Intent to Lease Property Pursuant to Sale/Leaseback and
Redevelopment Contract in Wendell-Phillips Urban Renewal Area

Dear Mayor Lucas,

Please be advised that the Land Clearance for Redevelopment Authority of Kansas City, Missouri (“LCRA”) issued a Request for Redevelopment Contract Proposals (“RFP”) for the purpose of selecting a qualified redeveloper for a redevelopment project within the Wendell-Phillips Urban Renewal Area. LCRA received one response from UNI Crescendo, LLC (“Redeveloper”), for construction of approximately 39 affordable housing units, a community building, and related improvements (“Project”).

The details of the Project are as follows:

Redeveloper: UNI Crescendo, LLC, a Missouri limited liability company, with offices at 1603 Orrington Avenue, Suite 450, Evanston, Illinois 60201. The Redeveloper is a joint venture between Urban Neighborhood Initiative, Inc. and Brinshore Development.

Location: The project area is generally located on the east side of Highland Avenue between 24th Street and 25th Street.

Project: Construction of approximately 39 affordable housing units, a community building, and related improvements. The Redeveloper’s proposal states that all 39 of the units will be reserved for very low-income or moderate-income households as follows: (i) approximately six units will be affordable at 30% of area median income (“AMI”); (ii) approximately four units will be affordable at 40% AMI; (iii) approximately seven units will be affordable at 50% AMI; (iv) approximately thirteen units will be affordable at 60% AMI; (v) approximately five units will be affordable at 70% AMI; and (vi) approximately four units will be affordable at 80% AMI. The Redeveloper’s proposal further states that the Project will include a mixture of one bedroom, two bedroom, and three bedroom units

Timeline: Construction is anticipated to begin in late 2022 and be completed in late 2023 or early 2024.

Hon. Quinton Lucas
Mayor, Kansas City, Missouri
July 14, 2022



Employment: An estimated 15 construction jobs are anticipated for construction of the Project and an estimated 1 full-time employee is anticipated to be hired upon completion.

Financing: Total project costs are estimated to be approximately \$12.5 million. Sources of funds include federal and state low-income housing tax credits, HOME funds, and conventional mortgage loan financing. LCRA intends to issue bonds to facilitate a sales tax exemption on the purchase of construction materials and supplies.

Tax Incentive: The Redeveloper is requesting LCRA sale/leaseback exemption on sales tax for construction materials and supplies in connection with the Project. The Redeveloper will transfer title to the property to LCRA and LCRA will lease the property back to the Redeveloper pursuant to a lease agreement during the construction period. The Redeveloper will pay PILOT payments during the construction period in an amount equal to the taxes assessed against the property. Upon lease termination, LCRA will transfer title to the property back to the Redeveloper and issue its tax abatement certificate. LCRA approved 100% tax abatement during the 10-year abatement period. Specific details of the LCRA incentives and services will be set out in agreements to be entered into with the Redeveloper.

By copy to Marilyn Sanders, City Clerk, I am requesting that she note receipt of this correspondence for the official City record and that it be placed on the City Council docket as a communication.

If you have any questions regarding this Project, please contact me.

Very truly yours,

Dan Moye
Executive Director

cc: Marilyn Sanders, City Clerk
Brian Platt, City Manager
City Council

232157