



June 1, 2026

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 Columbus Park Urban Renewal Area – Edward Franklin Building Company LLC Project

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 Columbus Park Urban Renewal Area. LCRA received one response from Edward Franklin Building Company LLC (“Redeveloper”) for the construction of approximately 93 single-family housing units in one or more phases and related improvements (“Project”).

The details of the Project are as follows:

Redeveloper: Edward Franklin Building Company LLC, a Missouri limited liability company, with offices at 2405 Grand Blvd., Suite 530, Kansas City, Missouri. Following a separate request for proposals process, the Housing Authority of Kansas City, Missouri also selected the Redeveloper as the developer of the subject property.

Location: The Project is located at the property commonly known as 300 and 321 Gillis Street and 1007 E. 4th Street and is generally bounded by 3rd Street on the north, Gillis Street on the east, 5th Street on the south, and Campbell Street on the west.

Project: Construction of approximately 93 single-family housing units and related improvements.

Timeline: Construction is anticipated to begin in 2026 and be completed in 2028 for the first phase of the Project and construction is anticipated to begin in 2028 and be completed in 2030 for the second phase of the Project.

Employment: An estimated 175 jobs are anticipated to be hired for construction of the Project. No permanent jobs are estimated to be created by the Project.

Financing: Total project costs are estimated to be approximately \$50 million. Sources of funds include Redeveloper and investor equity and conventional construction 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 a LCRA certificate of exemption from sales tax on the purchase of construction materials and supplies in connection with the Project. The Redeveloper will transfer title to the property for each phase of the Project to LCRA and LCRA will lease the property for each phase of the Project back to the Redeveloper pursuant to a lease agreement during the construction period for each phase. Upon lease termination, LCRA will transfer title to the property back to the Redeveloper. It is anticipated that there will be a separate lease agreement for each phase of the Project and that there will be multiple transfers of property from LCRA back to the Redeveloper in each phase as individual or groups of housing units are completed and marketed for sale to buyers. Specific details of the LCRA incentives and services will be set out in agreements to be entered into with the Redeveloper.

In addition, the City Council by Ordinance No. 250892 dated October 23, 2025, approved the Columbus Park Tax Increment Financing Plan, pursuant to which the Redeveloper may seek reimbursement for infrastructure costs and other eligible reimbursable project costs in accordance with the plan.

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
Mario Vasquez, City Manager
City Council