

Chapter 353 Active Projects Tracking System (APTS)

In Process

EXHIBIT 4  
CHAPTER 353 11/28/18

URA	Project	Staff	Last Action	Next Action	Applicant	Incentive	Project Description
350 Highway/Blue Parkway	Amendment and Restatement of Hillside Redevelopment Plan	BL	8/27/14 - Approved blight finding and assignment of development rights and certain tax abatements to new developer	Monitor construction 2016-2026	Quality Redevelopment Corp.	10 years 100% / 15 years 50%	Re-Assignment of Development Rights and modification of Plan
TDC:			Date of Redevelopment Contract: 10/1/2014 Construction Completion Deadline: 2014-2026 - 9 phases				
Beacon Hill - 2321 Troost	2321 Troost - Tract H, Beacon Hill LaQuinta Hotel	DM	9/11/17 - Developer and City entered into 2nd Amendment, which created a new Phase 7 for the plan	Monitor construction	Beacon Hill Redevelopment Corporation	10 years 100% / 15 years 50%	Tract H limited service hotel with retail/commercial space/LaQuinta Hotel
TDC:			Date of Redevelopment Contract: 9/11/2017 - 2nd Amendment Construction Completion Deadline: 7/15/2019 - 8th amd				
Block 139 Redevelopment Plan	Three Light	DM	6/21/18 - City Council approved project	Monitor construction/PILOT payments/Midland Office Building affordable housing	Block 139 Redevelopment Corporation	25 years 100%	New apartment complex with @ 300 residential units, commercial space, and related infrastructure improvements
TDC: \$119,300,000			Date of Redevelopment Contract: TBD Construction Completion Deadline: TBD				
Block 140 Redevelopment Plan	Two Light	GF	4/30/15 - Approved Plan with recommendation to City Council	Tax abatement not yet triggered but PILOTS begin in 2019 per contract	Block 140 Residential, LLC	25 years 100%	24 story luxury apt. building
TDC: \$110,373,800			Date of Redevelopment Contract: 6/21/17 Construction Completion Deadline: 4Q 2018				

PILOT - \$213,430 year 1 to \$362,075 year 25

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Emanuel Cleaver II Senior Living Facility	Emanuel Cleaver II Senior Living Facility - 7620 E. 79th St.	DM	8/17/17 - Approved resolution recommending finding of blight and City Council approval of plan	8/17/18 - project restarted; PILOTS payable years 16-25	STJDAL Redevelopment Corp. (St. James/Dalmark)	25 years 100%	mixed income rental housing development
TDC: \$11,415,701			Date of Redevelopment Contract: 8/17/2018 Construction Completion Deadline: 8/17/2022				PILOT - 50% of taxes years 16-25
Front Street & 435	8th Amendment	BL	3/28/18 - approved 8th Amendment	Monitor construction 2018-2024 - Phases IVb, IVc, and Ivd	Front Street & 435 Redevelopment Corporation	tax abatement	realign Redevelopment Agreement/Plan and extend completion dates for Phases IVb,c,d
TDC: N/A			Date of Redevelopment Contract: Construction Completion Deadline: 12/31/2024 (begin - IVb - 9/1/19; IVc 6/				PILOT + taxes = \$35,000 years 1-10; % of sf years 11-25 in phases 3 and 4
Oak Street Amendment No. 1	First Amendment of Plan to extend abatement	BL	City Council approved request for extension of tax abatement	N/A	Oak Street Redevelopment Corp.	tax abatement	Extension of abatement
TDC:			Date of Redevelopment Contract: 10/13/15 - 1st Amendment Construction Completion Deadline: 1Q16 begin; 4Q18 complete; 4Q19 stabi				PILOT - \$303,538 years 1-15; if move w/in 15 yrs., 1x additional payment of actual market valuation of first 15 yrs., not to exceed \$14.5 Million
Plaza Steppes	12th Amendment to Plan re stage 2b	BL	10/24/18 - tabled to 11/28/18 meeting	11/28/18 - continued consideration of 12th Amendment	47th & Jefferson Redevelopment Corp.	tax abatement	Stage 2b - extend completion date from 12/31/18 to 12/31/23
TDC:			Date of Redevelopment Contract: Construction Completion Deadline:				

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Second & Delaware	114 Delaware Street apartment complex w/276 residential units	BL	3/25/15 - Approved blight finding, plan, tax abatement and PILOT; project has since been stalled by lawsuit, may not proceed	11/9/18 - 1st Amendment to Redevelopment Ag approved directly by City Council to extend construction dates - completion 2Q 2020; occupancy stabilization 3Q 2021	Second & Delaware Redevelopment Corp.	tax abatement	apt. complex w/276 residential units
	TDC: \$96 million			Date of Redevelopment Contract: 11/9/18 - 1st Amendment Construction Completion Deadline: begin 4Q 2018, end 2Q 2020			PILOT - \$20,000 per year