Chapter 353 Active Projects Tracking System (APTS)

In Process

EXHIBIT 4
CHAPTER 353 11/20/19

Plan	Staff	Project Description	Redeveloper	TA Granted	Last Action	Next Action
350 Highway/Blue Parkway	BL	Amendment and Restatement of Hillside Redevelopment Plan	Quality Redevelopment Corp.	10 years 100% / 15 years 50%	8/27/14 - Approved blight finding and assignment of development rights and certain tax abatements to new developer	Monitor construction 2016-2026
TDC:			Date of Redevelopment Contract: 10/1/2014			
PILOT:			Construction Completion Deadline: 2014-2026 - 9 phases			
Beacon Hill - 2321 Troost	DM	2321 Troost - Tract H, Beacon Hill LaQuinta Hotel	Beacon Hill Redevelopment Corporation	10 years 100% / 15 years 50%	9/11/17 - Developer and City entered into 2nd Amendment, which created a new Phase 7 for the plan	Monitor construction
TDC:			Date of Redevelopment Contract: 9/11/2017 - 2nd Amendment			
PILOT:			Construction Completion Deadline:			
Beacon Hill - 353 Plan	MS	Discussion of Amendment to Beacon Hill 353 Plan to align 353 Plan with City's HUD MOA	Beacon Hill Redevelopment Corporation		10/23/19 - informational presentation by representatives of the Redeveloper and the City	TBD
TDC:			Date of Redevelopment Contract:			
PILOT:			Construction Completion Deadline:			
Block 139 Redevelopment Plan	DM	Three Light	Block 139 Redevelopment Corporation	25 years 100%	6/21/18 - City Council approved project	Monitor construction/PILOT payments/Midland Office Building affordable housing
TDC: $119,300,000			Date of Redevelopment Contract: TBD			
PILOT: $275,000 year 1 to $834,1			Construction Completion Deadline: TBD			
Block 140 Redevelopment Plan	GF	Two Light	Block 140 Residential, LLC	25 years 100%	4/30/15 - Approved Plan with recommendation to City Council	Tax abatement not yet triggered but PILOTS begin in 2019 per contract
TDC: $110,373,800			Date of Redevelopment Contract: 6/21/17			
PILOT: $213,430 year 1 to $362,0			Construction Completion Deadline: 4Q 2018			

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Emanuel Cleaver II Senior Living Facility	DM	Emanuel Cleaver II Senior Living Facility - 7620 E. 79th St.	STJDAL Redevelopment Corp. (St. James/Dalmark)	25 years 100%	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

TDC: $11,415,701
PILOT: 50% of taxes years 16-25
Date of Redevelopment Contract: 8/17/2018
Construction Completion Deadline: 2/17/2020

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Front Street & 435	BL	8th Amendment	Front Street & 435 Redevelopment Corporation	tax abatement	3/28/18 - approved 8th Amendment	Monitor construction 2018-2024 - Phases IVb, IVc, and Ivd

TDC: N/A
PILOT: PILOT + taxes = $35,000 y
Date of Redevelopment Contract:
Construction Completion Deadline: 12/31/2024 (begin - IVb - 9/1/19; IVc 6/1/21; IVd 6/1/23

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Oak Street Amendment No. 1	BL	First Amendment of Plan to extend abatement	Oak Street Redevelopment Corp.	tax abatement	City Council approved request for extension of tax abatement	N/A

TDC:
PILOT: $303,538 years 1-15; if m
Date of Redevelopment Contract: 10/13/15 - 1st Amendment
Construction Completion Deadline: 1Q16 begin; 4Q18 complete; 4Q19 stabilize occupancy

Plan	Staff	Project Description	Redeveloper	TA Granted	Last Action	Next Action
Plaza Steppes	BL	12th Amendment to Plan re stage 2b	47th & Jefferson Redevelopment Corp.	10 years 75% / 1 year 37.5%	11/28/18 - approved 12th Supplementary Contract and 10 year 75% / 1 year 37.5% TA	monitor construction

TDC: TBD
PILOT:
Date of Redevelopment Contract: 3/6/19 - 12th Supplementary Cont
Construction Completion Deadline: 12/31/2023 (stage 2b)

Plan	Staff	Project Description	Redeveloper	TA Granted	Last Action	Next Action
Second & Delaware	BL	114 Delware Street apartment complex w/276 residential units	Second & Delaware Redevelopment Corp.	10 years 100% / 15 years 50%	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 after project delayed by litigation

TDC: $96 million
PILOT: $20,000 per year
Date of Redevelopment Contract: 10/15/15 & 11/9/18
Construction Completion Deadline: 1st Amd - 4Q18 begin; 2Q20 complete; 2Q21 stabilize