

LCRA Active Projects Tracking System (APTS)

In Process

EXHIBIT 5A

LCRA 4/24/19

URA	Project	Staff	Last Action	Next Action	Applicant	MBE/WBE Status		Project Description
3200 Gillham Road	3200 Gillham Road	BL	6/27/18 - approved 1st Amendment and Consent to Assignment	Monitor construction	Exact Acme, LLC	TDC	\$4.8 Million	Historic rehab of vacant commercial building into market-rate apartments
					Redevelopment Contract: Construction Completion:	10/25/17 7/1/19 (1st Am		Incentive: Tax Abatement URP Expiration: 2027
6434 Paseo	6410 Paseo/Brookside East Senior Apartments	BL	8/22/18 - authorized issuance of bonds and approved execution of documents	Monitor construction	6410 Paseo Blvd., LLC, an affiliate of UC-B Properties, LLC	TDC	\$13,892,951	Development of a 96,443 square foot, 82-unit age-restricted (senior) apartment building
					Redevelopment Contract: Construction Completion:	in process		Incentive: tax abatement & STECM URP Expiration: 10/12/2032
6434 Paseo	6434 Paseo	BE	3/27/19 - approved waiver of conflict letter re Rouse Frets	Execute conflict waiver letter	6434 Paseo, LLC, an affiliate of Clemons Real Estate	TDC	\$3 Million	Renovation of two multifamily buildings for continued use as 45 workforce apartments
					Redevelopment Contract: Construction Completion:	in process		Incentive: Tax Abatement URP Expiration: 10/12/2032
Administrative	Affirmative Action Policy	GF/BE	4/5/19 - subcommittee to meet 5/10/19 for presentation to Board on 5/22/19	Board action 5/22/19	N/A	TDC	N/A	Revise/update LCRA Affirmative Action Policy
					Redevelopment Contract: Construction Completion:	N/A N/A		Incentive: N/A URP Expiration: N/A

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Arterra 21	2100 Wyandotte - Arterra 21 multifamily	BE	5/2/17 Finalized amended redevelopment contract, real estate lease and loan documents	Opened 1/9/19; lease expires earlier of: (a) 30 days after City issues occupancy cert allowing at least 90% of building to be occupied, or (b) May 31, 2019; developer is disputing LCRA fees	Arterra, LLC	TDC	\$40.7 Million	Develop an 8-11 story market-rate multifamily building with structured parking at 2100 Wyandotte
					Redevelopment Contract: Construction Completion:	8/1/17 5/31/19		Incentive: Tax Abatement URP Expiration: 2/19/2035
Blue Valley	Blue Valley Industrial - Blue Nile/YANA Properties	GF	10/24/18 - approved Sale Contract and URA extension to 2033	Execute Sale Contract; Developer is now doing phase 2 environmental analysis to remove deed restrictions	YANA Properties, LLC (d/b/a Blue Nile Contractors)	TDC		LCRA pass-through of a vacant 5-acre City-owned site to developer for their new company office and storage yard
					Redevelopment Contract: Construction Completion:	N/A N/A		Incentive: N/A URP Expiration: 8/27/2033
Boulevard Heights	Blenheim School Apts./2411 E. 70th Terrace	DM/BE	10/25/17 Approved amendment to Redevelopment Contract re extension of dates, legal description, and update notice provision	Issue tax abatement; grand opening 2/18/19	Blenheim School Apartments, L.P.	TDC	\$10,900,000	rehabilitation of a vacant former school building into 52 affordable senior (55+) apartments
					Redevelopment Contract: Construction Completion:	7/18/17 4/1/2019		Incentive: tax abatement URP Expiration: 8/28/2021
Brooklyn East I	Plan Amendment	BL	3/27/19 - approved amendment to extend term	City Council approval	N/A	TDC	N/A	Amendment to extend term of Plan for additional 10 years
					Redevelopment Contract: Construction Completion:	N/A N/A		Incentive: N/A URP Expiration: 6/10/19
Brooklyn East II	Plan Amendment	BL	3/27/19 - approved amendment to extend term	City Council approval	N/A	TDC	N/A	Amendment to extend term of Plan for additional 10 years
					Redevelopment Contract: Construction Completion:	N/A N/A		Incentive: N/A URP Expiration: 6/10/19

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Central Business District	1219 and 1227 Wyandotte Street and 1200 Baltimore Avenue - Muehlebach Apartments	DM	12/19/18 - approved sale/leaseback structure, STECM, and tax abatement	Finalize sale/leaseback and other documents; development agreement pending	Platform Ventures, LLC	TDC	\$114M	Renovation of KC Club to upscale hotel, Muehlebach Hotel to apts., and new construction of parking garage and office building
					Redevelopment Contract: Construction Completion:	TBD	TBD	Incentive: Tax Abatement URP Expiration: 10 yr. renewal
Central Business District	900 Broadway/Hyatt House	BL	11/28/18 - approved developer selection, abatement, and sale/leaseback	Waiting on developer for green light to begin; 3/19 closing anticipated	Pedersen Development Co., LLC	TDC	\$39 Million	Hyatt House Hotel \$39 million development, 13-story, 153 - room extended-stay select-service hotel
					Redevelopment Contract: Construction Completion:	TBD	TBD	Incentive: tax abatement & STECM URP Expiration: 10 yr. renewal
Central Business District	Mark Twain Building - 106 W. 11th	DM	12/19/18 - approved fee reduction and issuance of bond and project docs	Waiting on comments to draft docs from developer and attorney	KCAC Partners, LLC	TDC	\$50 Million	\$50 Million mixed-use rehab of historic Mark Twain building
					Redevelopment Contract: Construction Completion:			Incentive: Tax Abatement URP Expiration: 10 yr. renewal
Eastside	1009 and 1011 Cherry Street	BE	1/23/19 - approved Release of Contract to Sell & Purchase	Execute Release of Contract to Sell & Purchase	FDA Building, LLC	TDC	N/A	Release of 1961 Contract to Sell & Purchase with Mark Stuart Co., Inc.
					Redevelopment Contract: Construction Completion:	N/A	N/A	Incentive: N/A URP Expiration: 10 yr. renewal

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Garfield	2300 Independence Avenue	BL	8/23/17 Redevelopment Contract (recorded 12/26/17)	Monitor construction	Pendleton ArtsBlock, LLC., affiliate of Brinshore Development and Housing Authority of Kansas City	TDC	\$8.2 Million	Paseo Gateway/Choice Neighborhoods grant to replace aging Chouteau Courts with mixed-use building
					Redevelopment Contract: Construction Completion:	12/21/17 3/31/20		Incentive: Tax Abatement URP Expiration: 10 yr. renewal
Hospital Hill II	2500 Block of Troost	BL	1/23/19 - approved developer, STECM, 100%/10 year TA, sale/leaseback	Prepare and execute Redevelopment Contract, STECM and sale/leaseback docs	GSSW WR III, LLC	TDC		\$44 Million multi-building development on vacant lot
					Redevelopment Contract: Construction Completion:	In Process		Incentive: Tax Abatement & STECM URP Expiration: 10 yr. renewal
Hospital Hill II	Plan Amendment - 6th Amendment	BL	3/27/19 - approved 6th Amendment and RFP issuance	Issue RFP	Beacon Hill Developers/City of Kansas City	TDC		Amend URA boundaries to include 1015 E. 27th Street/2702 Troost Avenue, on southwest corner of E. 27th Street & Troost Avenue (former Alana Hotel)
					Redevelopment Contract: Construction Completion:			Incentive: 10 yr. renewal URP Expiration:
Linwood & Cleveland	3800 Linwood YMCA Linwood Project	BE	1/25/17 Approved Revised Redevelopment Contract and updated Resolution	1/25/19 closing - LCRA will acquire then lease parking lot property to YMCA	YMCA of Greater Kansas City	TDC	N/A	Linwood YMCA expansion; Truman Medical Center to develop clinic and off-street parking; closed Delano School also included in URP
					Redevelopment Contract: Construction Completion:	1/31/2017 12/31/2019		Incentive: acquisition assistance URP Expiration: 3/24/2036

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Linwood Prospect	Linwood Square Shopping Center	GF/BE	1/23/19 - approved Amendment to Assignment	Financials due by 3/31/19; construction by 6/30/19; complete by 6/30/20; 70% occupancy by 9/30/20	Linwood Shopping Center Redevelopment Company, LLC	TDC	TBD	Assignment, Assumption and Amendment of Ground Lease and Redevelopment Contract
					Redevelopment Contract: 1/23/19 Construction Completion: 6/30/2020			Incentive: Tax Abatement URP Expiration: 10 yr. renewal
Little Sisters of the Poor	Urban Renewal Plan extension	BL	11/28/18 - approved 5-year extension of URP to 3/18/2024	City Council approved on February 28, 2019	N/A	TDC		Urban Renewal Plan 5-year extension
					Redevelopment Contract: N/A Construction Completion: N/A			Incentive: N/A URP Expiration: 3/18/2024 - 1st
Manual Outline	1115 E. 18th Street	BE	1/23/19 - approved release of Contract to Sell & Purchase	Execute Release of Contract to Sell & Purchase	Belger Realty Company, Inc.	TDC		Release of 1977 Contract to Sell & Purchase with Precision-Bilt Parts Co., Inc
					Redevelopment Contract: N/A Construction Completion: N/A			Incentive: N/A URP Expiration: 10 yr. renewal
Manual Outline	18th & Paseo	BE	3/27/19 - approved termination and release of Purchase & Redevelopment Contract	Finalize and execute release and termination documents	Negro Leagues Baseball Museum, Inc/1824 Paseo I, LP	TDC		Termination and Release of Purchase and Redevelopment Contract
					Redevelopment Contract: N/A Construction Completion:			Incentive: N/A URP Expiration: 10 yr. renewal
Oak Park	3200 Block of Michigan/Linwood Gardens	BL	3/27/19 - approved 10 year/100% TA and Redevelopment Agreement	Finalize and execute Redevelopment Agreement	Linwood Gardens, LP, an affiliate of PrairieFire Dev. Group	TDC	\$7.2M	Affordable multifamily housing with supportive services
					Redevelopment Contract: Construction Completion:			Incentive: Tax Abatement URP Expiration: 10 yr. renewal

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Troost 63rd to 53rd	Scholars Row - 5522 Troost Avenue	BL	2/2/18 recorded Redevelopment Contract	Issue Tax Abatement; developer completing MBE/WBE reporting	Scholars Row LLC	TDC	\$4,600,000	Micro-apartment multifamily project targeted to college students
					Redevelopment Contract: Construction Completion:	1/24/18 12/31/2018		Incentive: Tax Abatement URP Expiration: 10 yr. renewal
Truman & Wyandotte	Downtown Convention Center Hotel	BE	3/27/19 - approved amendments to limits re Trust Indentures Series A & B	Monitor construction	KC Hotel Developers, LLC	TDC	\$300 million	800 – room convention hotel with meeting space and off-street parking
					Redevelopment Contract: Construction Completion:	TBD TBD		Incentive: sale/leaseback URP Expiration: 7/23/2050