

LCRA Active Projects Tracking System (APTS)

In Process

EXHIBIT 11A
LCRA 6/19/19

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 Redevelopment Contract: 10/25/17 Construction Completion: 7/1/19 (1st Am	Historic rehab of vacant commercial building into market-rate apartments 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 Redevelopment Contract: 8/22/18 Construction Completion: 6/1/20	Development of a 96,443 square foot, 82-unit age-restricted (senior) apartment building 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 Redevelopment Contract: 8/24/17 Construction Completion: 3/31/19	Renovation of two multifamily buildings for continued use as 45 workforce apartments 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 6/19/19	N/A	TDC N/A Redevelopment Contract: N/A Construction Completion: N/A	Revise/update LCRA Affirmative Action Policy Incentive: N/A URP Expiration: N/A
Arterra 21	2100 Wyandotte - Arterra 21 multifamily	BE	5/2/17 Finalized amended redevelopment contract, real estate lease and loan documents	Consideration of settlement agreement for development fees	Arterra, LLC	TDC \$40.7 Million Redevelopment Contract: 8/1/17 Construction Completion: 5/31/19	Develop an 8-11 story market-rate multifamily building with structured parking at 2100 Wyandotte Incentive: Tax Abatement URP Expiration: 2/19/2035

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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 Incentive: N/A URP Expiration: 8/27/2033
					Redevelopment Contract: Construction Completion:	N/A N/A	
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 Incentive: tax abatement URP Expiration: 8/28/2021
					Redevelopment Contract: Construction Completion:	7/18/17 4/1/2019	
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 Incentive: Tax Abatement URP Expiration: 10 yr. renewal
					Redevelopment Contract: Construction Completion:	TBD TBD	
Central Business District	900 Broadway/Hyatt House	BE	11/28/18 - approved developer selection, abatement, and sale/leaseback	6/19/19 - sale/leaseback docs	Pedersen Development Co., LLC	TDC \$39 Million	Hyatt House Hotel \$39 million development, 13-story, 153 - room extended-stay select-service hotel Incentive: tax abatement & STECM URP Expiration: 10 yr. renewal
					Redevelopment Contract: Construction Completion:	TBD TBD	

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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 Incentive: Tax Abatement URP Expiration: 10 yr. renewal
Central Business District	Quality Hill II-B	BE	1/25/17 Approved proposal for application of remaining loan funds to Quality Hill	6/19/19 - consider loan extension to 12/31/19 and the transfer of the escrow to Stewart Title	Quality Hill Historic District-Phase II-B, L.P.	TDC 7/12/07 7/1/09	Incentive: URP Expiration: 10 yr. renewal
Columbus Park	Columbus Park development - Phase 2	GF/BE	11/28/18 - approved Amendment to Real Estate Sale Contract for sale of remaining LCRA land to Columbus Park Development Group 2	Monitor 4/30/19 closing deadline	Columbus Park Development Group 2, LLC.	TDC 4/30/19 - Sale C	Columbus Park development - apts/construction office/community garden/farmer's market Incentive: N/A 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 N/A	Release of 1961 Contract to Sell & Purchase with Mark Stuart Co., Inc. Incentive: N/A URP Expiration: 10 yr. renewal

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Garfield	2300 Independence Avenue	BL	8/23/17 Redevelopment Contract	Monitor construction	Pendleton ArtsBlock, LLC., affiliate of Brinshore Development and Housing Authority of Kansas City Redevelopment Contract: 12/21/17 Construction Completion: 3/31/20	TDC \$8.2 Million	Paseo Gateway/Choice Neighborhoods grant to replace aging Chouteau Courts with mixed-use building Incentive: Tax Abatement URP Expiration: 10 yr. renewal
Hospital Hill II	2500 Block of Troost - Beacon House	BL	4/24/19 - approved assignment from GSSW WR III to Beacon House, issuance of bonds and preparation of bond docs	Prepare and execute Funding Ag, Redevelopment Contract, STECM and sale/leaseback docs	Beacon House, LLC (GSSW WR III, LLC) Redevelopment Contract: In Process Construction Completion:	TDC	\$44 Million multi-building development on vacant lot Incentive: Tax Abatement & STECM URP Expiration: 10 yr. renewal
Hospital Hill II	25th & Tracy	BE	5/3/19 - RFP issued for the acquisition and redevelopment of parcel on NEC of 25th and Tracy for single-family home	6/19/19 - consideration of RFP responses	N/A Redevelopment Contract: N/A Construction Completion: N/A	TDC	25th & Tracy CRA owned lots Incentive: N/A 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 Redevelopment Contract: Construction Completion:	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) Incentive: URP Expiration: 10 yr. renewal

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Indian Mound Lykins	Home Donation Program - 415 N. Elmwood/Legal Aid/Indian Mound NA/Jorge Antonio-Lopez	BE	N/A	6/19/19 - consideration of pass-thru lien clearance application	Legal Aid/Indian Mound NA/Jorge Antonio-Lopez	TDC		Tax and Assessment Pass Through and Lien Clearance of 415 N. Elmwood
					Redevelopment Contract: Construction Completion:	N/A N/A		Incentive: Pass Through Lien Clearance URP Expiration: 12/19/2033
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: Construction Completion:	1/23/19 6/30/2020		Incentive: Tax Abatement URP Expiration: 10 yr. renewal
Manual Outline	1115 E. 18th Street	BE	1/23/19 - approved release of Contract to Sell & Purchase	Waiting on recorded copy of 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: Construction Completion:	N/A N/A		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; Redevelopment Agreement executed	Monitor construction	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
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

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Truman & Wyandotte	Downtown Convention Center Hotel	BE	3/27/19 - approved amendments to limits re Trust Indentures Series A & B	Monitor construction; 5/31/19 Redeveloper progress report to TIF and LCRA	KC Hotel Developers, LLC Redevelopment Contract: Construction Completion:	TDC \$300 million 1/18/18 TBD	800 – room convention hotel with meeting space and off-street parking Incentive: sale/leaseback URP Expiration: 7/23/2050