

LCRA Active Projects Tracking System (APTS)

In Process

EXHIBIT 8A

LCRA 10/23/19

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	Waiting on tax abatement certificate application from developer	Exact Acme, LLC	TDC \$4.8 Million	Historic rehab of vacant commercial building into market-rate apartments
					Redevelopment Contract: 10/25/17 Construction Completion: 7/1/19 (1st Am	Incentive: Tax Abatement URP Expiration: 2027	
6434 Paseo	6410 Paseo/Brookside East Senior Apartments	BE	7/24/19 - approved Collateral Assignment of Redevelopment Contract to Mutual of Omaha Bank	Finalize and execute assignment; monitor construction	6410 Paseo Blvd., LLC, an affiliate of UC-B Properties, LLC	TDC \$13,892,951	Brookside East Apts. - a 96,443 sf, 82- unit age-restricted (senior) apartment building
					Redevelopment Contract: 8/22/18 Construction Completion: 6/1/20	Incentive: tax abatement & STECM URP Expiration: 10/12/2032	
Arterra 21	2100 Wyandotte - Arterra 21 multifamily	BE	6/19/19 - approved settlement agreement for development fees	TA Certificate issued and forwarded to County/City 10/7/19	Arterra, LLC	TDC \$40.7 Million	Develop an 8-11 story market-rate multifamily building with structured parking at 2100 Wyandotte
					Redevelopment Contract: 8/1/17 Construction Completion: 5/31/19	Incentive: Tax Abatement URP Expiration: 2/19/2035	
Blue Valley	Blue Valley Industrial - Blue Nile/YANA Properties	DM	10/24/18 - approved Sale Contract and URA extension to 2033	Developer may be withdrawing from project due to land regulation issues	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: N/A Construction Completion: N/A	Incentive: N/A URP Expiration: 8/27/2033	

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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	Developer looking to close on office project in 2019; approval of additional documents at November for December meeting. Closing on Muehlebach in second quarter of 2020	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	BE	6/19/19 - approved transfer of development rights and issuance of bonds	Closed 10/7/19; monitor construction	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 for developer response on MBE/WBE status and closing costs	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
Central Business District	Quality Hill II-B	BE	6/19/19 - approved loan extension to 12/31/19 and the transfer of the escrow to Stewart Title	Monitor condo lease-up by 12/31/19; escrow funds have been transferred to Stewart Title	Quality Hill Historic District–Phase II-B, L.P.	TDC		
					Redevelopment Contract: Construction Completion:	7/12/07 7/1/09		Incentive: Tax Abatement URP Expiration: 10 yr. renewal

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Columbus Park	Columbus Park development - Phase 2	BE	11/28/18 - approved Amendment to Real Estate Sale Contract for sale of remaining LCRA land to Columbus Park Development Group 2	10/23/19 - consideration of extension fo Sale Contract	Columbus Park Development Group 2, LLC.	TDC	Columbus Park development - apts/construction office/community garden/farmer's market
					Redevelopment Contract: Construction Completion:	4/30/19 - Sale C	Incentive: N/A URP Expiration: 10 yr. renewal
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	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 - Beacon House	BL	8/13/19 - project closed	Monitor construction	Beacon House, LLC (GSSW WR III, LLC)	TDC	Sale/leaseback - \$44 Million multi-building development on vacant lot
					Redevelopment Contract: Construction Completion:	4/24/19 - sa 12/1/2020	Incentive: Tax Abatement & STECM URP Expiration: 10 yr. renewal
Hospital Hill II	25th & Tracy	BE	6/19/19 - approved Sale & Redevelopment Contracts for parcels 2 and 3 at 25th & Tracy	finalize and execute Sale & Redevelopment Contracts - one sale contract to one buyer ready for signature. Still waiting on contract for other buyer	N/A	TDC	25th & Tracy CRA owned lots
					Redevelopment Contract: Construction Completion:	N/A N/A	Incentive: N/A URP Expiration: 10 yr. renewal

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Hospital Hill II	Plan Amendment - 6th Amendment	BL	3/27/19 - approved 6th Amendment and RFP issuance	10/15/19 CPC meeting	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: N/A URP Expiration: 10 yr. renewal
Indian Mound Lykins	Home Donation Program - 415 N. Elmwood/Legal Aid/Indian Mound NA/Jorge Antonio-Lopez	BE	9/27/19 - County issued Notice to Foreclose re back taxes	City has waived special assessment lien and County has cancelled back property taxes	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	BE	7/24/19 - approved Amendment to Ground Lease and Estoppel Agreement with the addition of PACE financing language as determined by counsel	Financials closed by 9/30/19 so dates don't need to be extended because the financing closing occurred before September 30	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 12/31/2020		Incentive: Tax Abatement URP Expiration: 10 yr. renewal
Marlborough Community Coalition	Plan Creation	BE	9/25/19 - Approved the blight finding and forwarding proposed Plan to City Council for approval	City Council approval of URA/P	Marlborough Community Coalition	TDC		
					Redevelopment Contract: Construction Completion:			Incentive: Tax Abatement URP Expiration: 2044

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Oak Park	3200 Block of Michigan/Linwood Gardens	BL	3/27/19 - approved 10 year/100% TA and Redevelopment Agreement	HOME Loan closing still pending due to delay by City; developer hopes to close yet this month	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	
Oak Park	3855 Woodland	BL	6/19/19 - approved TA and Redevelopment Agreement	Finalize and execute Redevelopment Agreement	HMC Holdings, LLC	TDC		\$400,000 acquisition and renovation of two small, vacant commercial buildings to relocate their existing businesses	
					Redevelopment Contract: Construction Completion:			TBD TBD	Incentive: Tax Abatement URP Expiration:
Truman & Wyandotte	Downtown Convention Center Hotel	BE	3/27/19 - approved amendments to limits re Trust Indentures Series A & B	Monitor construction; 5/31/20 Redeveloper progress report to TIF and LCRA	KC Hotel Developers, LLC	TDC	\$300 million	800 – room convention hotel with meeting space and off-street parking	
					Redevelopment Contract: Construction Completion:			1/18/18 Winter 2020	Incentive: sale/leaseback URP Expiration: 7/23/2050
Waldo Ice House	Plan Creation	BE	9/25/19 - Approved the blight finding and forwarding proposed Plan to City Council for approval	City Council approval of URA/P	Ice House Partners, LLC	TDC		Waldo Ice House, 226 W. 75th Street	
					Redevelopment Contract: Construction Completion:			Incentive: Tax Abatement URP Expiration: 2034	