

LCRA Active Projects Tracking System (APTS)

In Process

EXHIBIT 5B

LCRA 11/20/19

URA	Project	Staff	Last Action	Next Action	Applicant	MBE/WBE Status		Project Description
14th & Agnes	Plan Creation	BL	10/23/19 - Approved finding of blight and Plan recommendation to City Council	Approval by City Council	Centerfield Asset Properties, LLC	TDC		Development of 1326 Agnes Avenue, 1301 Agnes Avenue and 3020 E. 14th Street into affordable artist studios
					Redevelopment Contract: Construction Completion:	TBD TBD		Incentive: Tax Abatement URP Expiration: 15 years from c
22nd & Prospect	Plan Creation	BL	10/23/19 - Approved finding of blight and Plan recommendation to City Council	Approval by City Council	MacPen Enterprises, LLC	TDC		Development of 2105 - 2125 Prospect Avenue, on the east side of Prospect Avenue, between E. 21st and E. 22nd Streets into a daycare facility with a small related commercial use
					Redevelopment Contract: Construction Completion:	TBD TBD		Incentive: Tax Abatement URP Expiration: 15 years from c
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: Construction Completion:	10/25/17 7/1/19 (1st Am		Incentive: 10 year / 100% TA 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	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: Construction Completion:	8/22/18 6/1/20		Incentive: 10 year / 100% TA & STECM URP Expiration: 10/12/2032

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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 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:	TBD		Incentive: 25 years (75% 1-10; 37.5% 11-20); STECM
					Construction Completion:	TBD		URP Expiration: 10 yr. renewal
Central Business District	900 Broadway/Hyatt House	BE	10/7/19 - project closed	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:	TBD		Incentive: 25 years (100% 1-10; 37.5% 11-25) / STECM
					Construction Completion:	TBD		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:	TBD		Incentive: 25 years (75% 1-10; 37.5% 11-25) / STECM
					Construction Completion:	TBD		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 transfered to Stewart Title	Quality Hill Historic District–Phase II-B, L.P.	TDC		
					Redevelopment Contract:	7/12/07		Incentive: Tax Abatement
					Construction Completion:	7/1/09		URP Expiration: 10 yr. renewal

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Columbus Park	Columbus Park development - Phase 2	BE	10/23/19 - approved extension of Sale Contract closing date to 12/31/19	monitor closing; waiting on developer to sign amendment to sale contract	Columbus Park Development Group 2, LLC.	TDC		Columbus Park development - apts/construction office/community garden/farmer's market
					Redevelopment Contract: Construction Completion:	12/31/19	Incentive: N/A URP Expiration: 10 yr. renewal	
Garfield	2300 Independence Avenue	BL	8/23/17 - approved Redevelopment Contract and 100% / 10 year TA	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: 10 year / 100% URP Expiration: 10 yr. renewal	
Hospital Hill II	2500 Block of Troost - Beacon House	BL	8/13/19 - closed sale/leaseback	Monitor construction	Beacon House, LLC (GSSW WR III, LLC)	TDC		Sale/leaseback - \$44 Million multi-building development on vacant lot
					Redevelopment Contract:	4/24/19 - sa	Incentive: 10 year / 100% TA & STECM	
					Construction Completion:	12/1/2020	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 LCRA 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	Beacon Hill - 27th & Troost/Two Corners	DM	6/14/19 - RFP issued	8/19/19 response date	Beacon Hill Developers, LC	TDC	TBD	Development of mixed-income, mixed use residential/commercial project
					Redevelopment Contract: Construction Completion:	TBD TBD		Incentive: Acquisition URP Expiration: 10 yr. renewal
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	10/23/19 - Special Warranty Deed signed	Waiting on Certificate of Value from Indian Mound NA to record SWD	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	9/30/19 - financials closed	12/31/19 - Commence construction	Linwood Shopping Center Redevelopment Company, LLC	TDC	TBD	Assignment, Assumption and Amendment of Ground Lease and Redevelopment Contract
					Redevelopment Contract:	1/23/19		Incentive: LCRA Ground Lease expires 2/16/2091
					Construction Completion:	12/31/2020		URP Expiration: 10 yr. renewal

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Longfellow/Dutch Hill	3110 & 3130 Troost Avenue	BL	10/23/19 - approved 10 year/100% tax abatement and redevelopment contract	Execute Redevelopment Contract	Legacy Crossing Development, LLC, Clemons affiliate	TDC		Commercial acquisition and renovation of 3110 Troost and 3130 – 3134 Troost
					Redevelopment Contract: Construction Completion:		Incentive: 10 year / 100% TA URP Expiration: 11/20/2023	
Marlborough Community Coalition	Plan Creation	BL	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	
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: 10 year / 100% TA 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: 10 year / 100% TA 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 30 years URP Expiration: 7/23/2050

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Waldo Ice House	Plan Creation	DM	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