

LCRA Active Projects Tracking System (APTS)

In Process

EXHIBIT 12A

LCRA 12/18/19

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
URP Expiration: 15 years from creatio					Redevelopment Contract: TBD Construction Completion: TBD			
					Incentive: Tax Abatement			
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
URP Expiration: 15 years from creatio					Redevelopment Contract: TBD Construction Completion: TBD			
					Incentive: Tax Abatement			
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
URP Expiration: 2027					Redevelopment Contract: 10/25/17 Construction Completion: 7/1/19 (1st Am			
					Incentive: 10 year / 100% TA			
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
URP Expiration: 10/12/2032					Redevelopment Contract: 8/22/18 Construction Completion: 6/1/20			
					Incentive: 10 year / 100% TA & STECM			

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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
URP Expiration: 10 yr. renewal					Redevelopment Contract: Construction Completion:	TBD	TBD	
					Incentive:	25 years (75% 1-10; 37.5% 11-20); STECM		
Central Business District	900 Broadway/Hyatt House	BE	10/7/19 - bond closing and execution of documents	Monitor construction	Pedersen Development Co., LLC	TDC	\$39 Million	Hyatt House Hotel \$39 million development, 13-story, 153 - room extended-stay select-service hotel
URP Expiration: 10 yr. renewal					Redevelopment Contract: Construction Completion:	10/9/19	12/31/21	
					Incentive:	25 years (100% 1-10; 37.5% 11-25) / STECM		
Central Business District	Mark Twain Building - 106 W. 11th	BE/DM	11/20/19 - approved rescission of certain incentives for the project	Execute revised Redevelopment Contract	KCAC Partners, LLC	TDC	\$50 Million	\$50 Million mixed-use rehab of historic Mark Twain building
URP Expiration: 10 yr. renewal					Redevelopment Contract: Construction Completion:	TBD	TBD	
					Incentive:	90% for 10 years		
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		Extension of Buyer's Assistance Grant and modification of escrow funds re condo sales
URP Expiration: 10 yr. renewal					Redevelopment Contract: Construction Completion:	7/12/07	7/1/09	
					Incentive:	Tax Abatement		

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Columbus Park	Columbus Park development - Phase 2	BE	12/3/19 - 2nd Amendment to Sale Contract fully executed	monitor 12/31/19 purchase deadline	Columbus Park Development Group 2, LLC.	TDC	Columbus Park development - apts/construction office/community garden/farmer's market
					Redevelopment Contract: Construction Completion:	10/1/19 12/31/19	
URP Expiration: 10 yr. renewal					Incentive:	N/A	
Garfield	2300 Independence Avenue	BL	8/23/17 - approved Redevelopment Contract and 100% / 10 year TA	Issue tax abatement	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	
URP Expiration: 10 yr. renewal					Incentive:	10 year / 100%	
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: Construction Completion:	4/24/19 - sa 12/1/2020	
URP Expiration: 10 yr. renewal					Incentive:	10 year / 100% TA & STECM	
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	
URP Expiration: 10 yr. renewal					Incentive:	N/A	

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Oak Park	3200 Block of Michigan/Linwood Gardens	BL	9/24/19 - Redevelopment Agreement executed and recorded	Monitor construction	Linwood Gardens, LP, an affiliate of PrairieFire Dev. Group	TDC	\$7.2M	Affordable multifamily housing with supportive services
					Redevelopment Contract: 9/24/19 Construction Completion: 12/31/2020			
URP Expiration: 10 yr. renewal					Incentive: 10 year / 100% TA			
Oak Park	3855 Woodland	BL	6/19/19 - approved TA and Redevelopment Agreement	Monitor construction	HMC Holdings, LLC	TDC		\$400,000 acquisition and renovation of two small, vacant commercial buildings to relocate their existing businesses
					Redevelopment Contract: 11/22/19 Construction Completion: 6/30/2021			
URP Expiration:					Incentive: 10 year / 100% TA			
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: 1/18/18 Construction Completion: Winter 2020			
URP Expiration: 7/23/2050					Incentive: sale/leaseback 30 years			
Waldo Ice House	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	Ice House Partners, LLC	TDC		Waldo Ice House, 226 W. 75th Street
					Redevelopment Contract: Construction Completion:			
URP Expiration: 2034					Incentive: Tax Abatement			
Walnut Grove Apartments	Walnut Grove Apts., 3121 NE 37th Street, Kansas City, MO	BE	11/20/19 - approved termination of lease	Prepare and execute lease termination docs	Walnut Grove Apartments, L.P.	TDC		Lease termination
					Redevelopment Contract: 5/30/2000 - Construction Completion:			
URP Expiration: 3/29/2020					Incentive: sale/leaseback			