

LCRA Active Projects Tracking System (APTS)

In Process

EXHIBIT 10A
LCRA 5/20/20

URA	Project	Staff	Last Action	Next Action	Applicant	MBE/WBE Status		Project Description
14th & Agnes	1328 Agnes Avenue, 1301 Agnes Avenue, and 3020 E, 14th Street	BL	10/23/19 - Approved finding of blight and Plan recommendation to City Council	City Council approved URA 4/16/20; Redevelopment Contract approval 4/22/20	Centerfield Asset Properties, LLC	TDC		Development of 1326 Agnes Avenue, 1301 Agnes Avenue and 3020 E. 14th Street into affordable artist studios
URP Expiration: 4/16/2035					Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 year / 100%			
16th & Jefferson	Plan Amendment to extend Plan termination to 12/31/2023	BL	12/18/19 - approved extension of Plan to 12/31/2023	City Council approval	N/A	TDC		Plan Amendment to extend Plan termination to 12/31/2023
URP Expiration: 2/17/2020					Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A			
22nd & Prospect	Kiddie Depot	BL	1/29/20 - approved 10 year/100% TA and Redevelopment Agreement with developer	Monitor construction	MacPen Enterprises, LLC	TDC	\$3.2 Million	Development of 2105 - 2125 Prospect Avenue into a 24-hour daycare facility and an associated pediatric use
URP Expiration: 15 years from creatio					Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 year / 100% TA			
23rd & Jarboe	Termination of Plan	BL	12/31/19 - approved termination of Plan	City Council approval	N/A	TDC		Termination of Plan
URP Expiration: 2/17/2020					Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A			

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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: 8/22/18 Construction Completion: 6/1/20			
URP Expiration: 10/12/2032					Incentive: 10 year / 100% TA & STECM			
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 Construction Completion: TBD			
URP Expiration: 10 yr. renewal					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
					Redevelopment Contract: 10/9/19 Construction Completion: 12/31/21			
URP Expiration: 10 yr. renewal					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	Monitor construction	KCAC Partners, LLC	TDC	\$50 Million	\$50 Million mixed-use rehab of historic Mark Twain building
					Redevelopment Contract: 11/20/19 Construction Completion: 2/28/2021			
URP Expiration: 10 yr. renewal					Incentive: 90% for 10 years			

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Central Business District	Shoppers Parkade/1025 Grand	BE	4/22/20 - approved lease extension to 7/1/2030	Execute lease extension docs	Historic Grand, LLC	TDC		Extension of lease
URP Expiration: 10 yr. renewal					Redevelopment Contract: Construction Completion:			
					Incentive:	sale/leaseback		
Columbus Park	Columbus Park development - Phase 2	BE	4/22/20 - approved 4th Amendment to Sale Contract	Execute 4th Amendment and monitor 6/1/20 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 3/31/20		
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%		
Garfield	2600 Independence Blvd./Independence Retail Plaza	BL	12/18/19 - approved Redevelopment Ag and 10 year 100% TA	Finalize and execute Redevelopment Agreement	BA Property, LLC	TDC	\$3,270,245	Redevelopment of a vacant site into a 20,583 square foot, two-story, mixed-use project
					Redevelopment Contract: Construction Completion:	In Process TBD		
URP Expiration: 10 yr. renewal					Incentive:	10 year / 100%		

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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
URP Expiration: 10 yr. renewal					Redevelopment Contract: 4/24/19 - sa Construction Completion: 12/1/2020			
					Incentive: 10 year / 100% TA & STECM			
Hospital Hill II	25th & Tracy sale of Lots 1, 2, and 3 - sale of Lot 1	BE	4/22/20 - approved sale of Lot 1 to Maximilian Howell	Execute sale docs	Maximillian Howell	TDC		25th & Tracy LCRA owned lots
					Redevelopment Contract: N/A Construction Completion: N/A			
URP Expiration: 10 yr. renewal					Incentive: N/A			
Hospital Hill II	Beacon Hill - 27th & Troost / Two Corners / 2701 and 2702 Troost Avenue	BL	3/4/20 - approved Purchase Agreement and Sale & Redevelopment Contract	Finalize and execute sale documents	Exact Partners	TDC		Two Corners / 27th & Troost / 2701 and 2702 Troost
					Redevelopment Contract: TBD Construction Completion: TBD			
URP Expiration: 10 yr. renewal					Incentive: N/A			
Hospital Hill North	2121 Charlotte - TMC/Landmark M.O.B. Purchase/Leaseback	BE	3/4/20 - approved transfer of interest to Welltower and loan docs	Finalize transfer of interest and loan docs	TMC/Landmark	TDC	\$30 Million	TMC/Landmark M.O.B. - sale leaseback
					Redevelopment Contract: 7/25/14 Construction Completion: sale/leaseback -			
URP Expiration: 4/21/2031					Incentive: sale/leaseback			

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Linwood Prospect	Linwood Square Shopping Center	BE	12/18/19 - approved RNDA with Citi Trends	Finalize and execute RNDA; monitor construction	Linwood Shopping Center Redevelopment Company, LLC	TDC	TBD	Citi Trends Recognition, Non-Disturbance and Attornment Agreement
					Redevelopment Contract: Construction Completion:	1/23/19 12/31/2020		
URP Expiration: 10 yr. renewal					Incentive:	Ground Lease expires 2/16/2091		
Longfellow Dutch Hill	620 Linwood	bl	3/4/20 - approved 10 year / 100% TA and Redevelopment Agreement	Finalize and execute Redevelopment Agreement	620 Linwood Dev Co, LLC	TDC	\$2,872,279	Mixed-use commercial project
					Redevelopment Contract: Construction Completion:	TBD TBD		
URP Expiration: 11/20/2023					Incentive:	10 year / 100% TA		
Longfellow/Dutch Hill	3110 & 3130 Troost Avenue	BL	10/23/19 - approved 10 year/100% tax abatement and redevelopment contract	Monitor construction	Legacy Crossing Development, LLC, Clemons affiliate	TDC		Commercial acquisition and renovation of 3110 Troost and 3130 – 3134 Troost
					Redevelopment Contract: Construction Completion:	TBD TBD		
URP Expiration: 11/20/2023					Incentive:	10 year / 100% TA		
Manheim Park	2nd Amendment to extend Plan for 15 years	BL	12/18/19 - approved 15 year extension to Plan	City Council approval	N/A	TDC		2nd Amendment to extend Plan for 15 years
					Redevelopment Contract: Construction Completion:	N/A N/A		
URP Expiration: 1/13/2020					Incentive:	N/A		
Marlborough Community Coalition	8026 Paseo/Half Napkin, LLC	BL	4/22/20 - approved TA and Redevelopment Contract	Finalize and execute Redevelopment Agreement	Half Napkin, LLC	TDC		\$347,000 redevelopment of the former Mama Tio’s restaurant into a mixed-use project
					Redevelopment Contract: Construction Completion:			
URP Expiration: 2044					Incentive:	10 year / 100% TA		

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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: 10 yr. renewal					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	226 W. 75th Street / Waldo Ice House	BL	3/4/20 - approved 10 year 75% TA and Redevelopment Ag	Monitor construction	Ice House Partners, LLC	TDC		Waldo Ice House, 226 W. 75th Street
					Redevelopment Contract: TBD Construction Completion:			
URP Expiration: 2034					Incentive: 10 years / 75%			
Walnut Grove Apartments	Walnut Grove Apts., 3121 NE 37th Street, Kansas City, MO	BE	11/20/19 - approved termination of lease; 1/29/20 - approved conflict waiver letter	Prepare and execute lease termination docs; execute conflict waiver letter	Walnut Grove Apartments, L.P.	TDC		Lease termination
					Redevelopment Contract: 5/30/2000 - Construction Completion:			
URP Expiration: 3/29/2020					Incentive: sale/leaseback			