

# LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

MAY 20, 2020





## #3. 13<sup>TH</sup> AND WYANDOTTE OFFICE & GARAGE PROJECT



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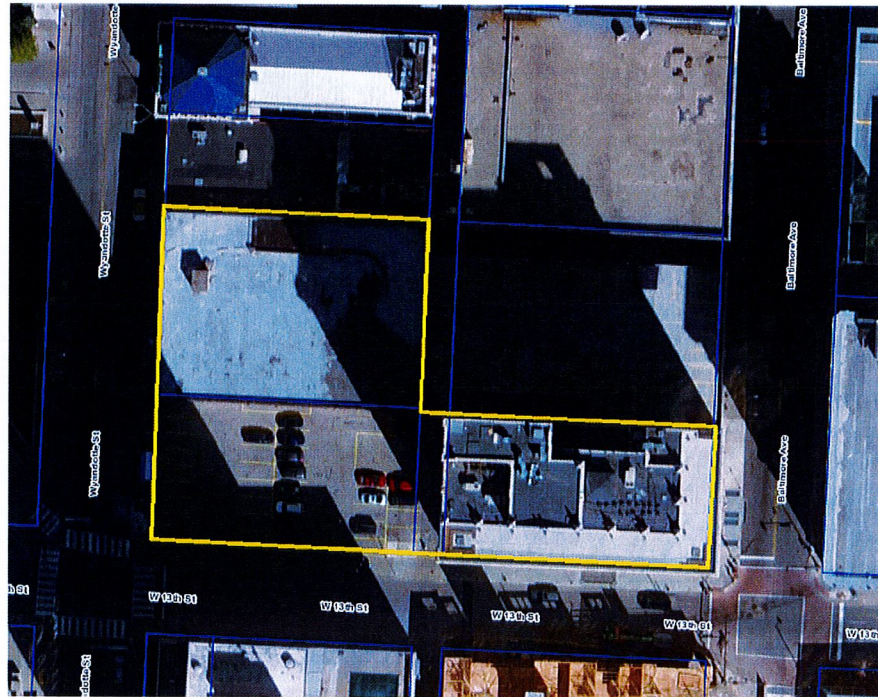


Project Area Boundaries



# 13<sup>TH</sup> AND WYANDOTTE OFFICE & GARAGE PROJECT

CID District Boundaries





# 13<sup>TH</sup> AND WYANDOTTE OFFICE & GARAGE PROJECT



## KC Club – Office/Garage Project Details

### Projects

- Office
  - Class A office building
  - 155,611 square feet (152,067 rentable)
- Garage
  - 410 spaces

### Project Cost Budget

- \$70.5 mm (Office & Garage)



# 13<sup>TH</sup> AND WYANDOTTE OFFICE & GARAGE PROJECT

Future Office/Garage Site





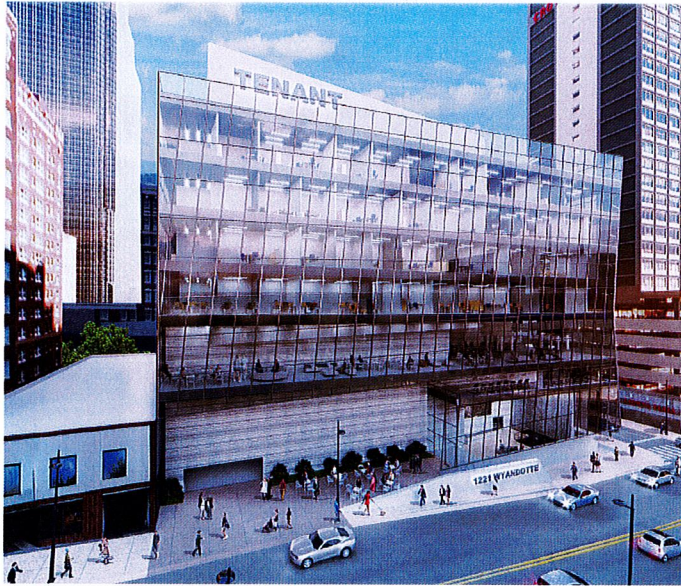
# 13<sup>TH</sup> AND WYANDOTTE OFFICE & GARAGE PROJECT

Future Office Building





# 13<sup>TH</sup> AND WYANDOTTE OFFICE & GARAGE PROJECT



LET'S  
GROW **KC**  
**MO**



# 13<sup>TH</sup> AND WYANDOTTE OFFICE & GARAGE PROJECT

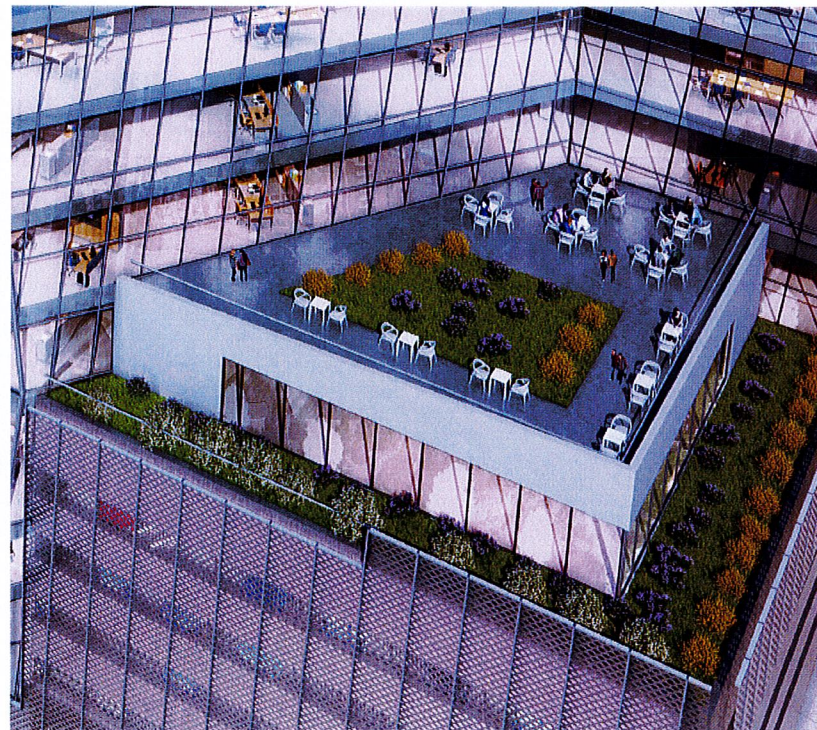


Exhibit A-1  
Project Boundary





# #4. 3930 TROOST AVENUE URBAN RENEWAL PLAN

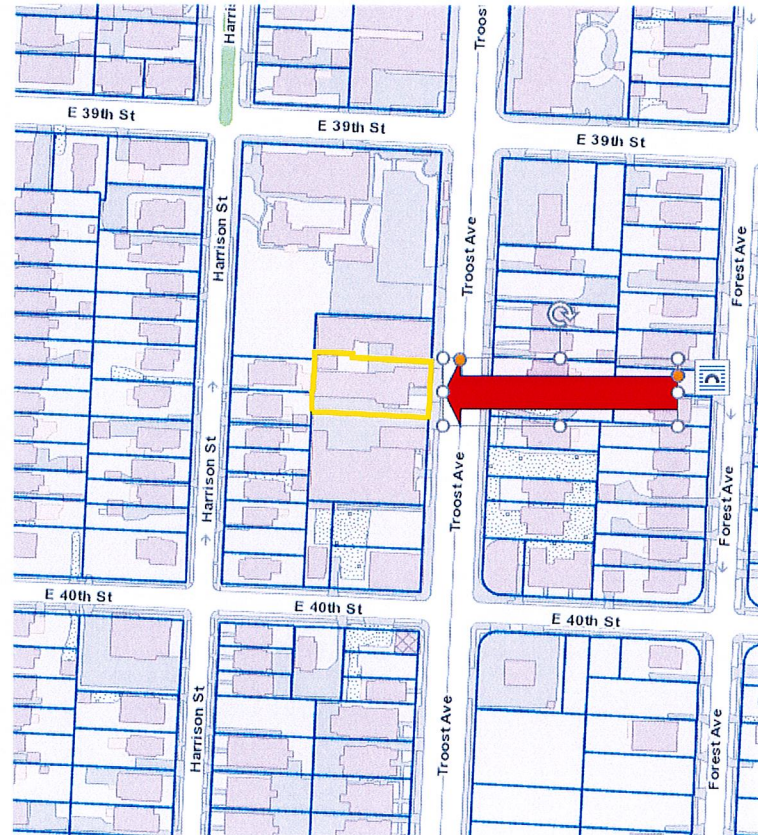


ECONOMIC DEVELOPMENT CORPORATION



# 3930 Troost – Oglesby Hotel affordable housing

3930 Troost Avenue/ Incentive Area: proposed 3930 Troost URA/ Council District: 4





## 3930 Troost Avenue Urban Renewal Plan





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3930 Troost Avenue Urban Renewal Plan





## 3930 Troost Avenue Urban Renewal Plan





## 3930 Troost Avenue Urban Renewal Plan



## **Blighting Conditions**

- Deterioration of roofing, soffits and eaves
- Failure of gutters and downspouts
- Exterior masonry cracked and spalling & deterioration of tuckpointing
- Deterioration of interior walls, ceilings, and floors due to water damage.
- Evidence of trespassing and graffiti.
- Deterioration of electrical, plumbing, and mechanical systems.

## **STAFF RECOMMENDATIONS**

- LCRA staff recommends approval of a Finding of Blight and, further, of the proposed 3930 Troost Avenue Urban Renewal Plan.



**#5. 3930 TROOST AVENUE  
OGLESBY HOTEL**

## 3930 Troost Avenue Urban Renewal Plan

- Create a “footprint” (single property/single project) Urban Renewal Area.
- \$6.1 Million Total Project Costs.
- DowCon, LLC & Brian Collins of Dromara Development have a proven track record of successful affordable housing projects.
- 25 –one-bedroom units affordable housing – 10 units HOME and 15 units Sec. 8.
- LIHTC allocation, City HOME funds, Historic tax credits, and MHDC debt financing in-place.
- Located on west side of Troost Avenue, south of E. 39<sup>th</sup> Street, and adjacent to Bishop Sullivan Center.



## 3930 Troost – Oglesby Hotel affordable housing

- \$6.1 Million Total Project Costs.
- DowCon, LLC & Brian Collins of Dromara Development have a proven track record of successful affordable housing projects.
- 25 –one-bedroom units affordable housing – 10 units HOME and 15 units Sec. 8.
- LIHTC allocation, City HOME funds, Historic tax credits, and MHDC debt financing in-place.
- Located on west side of Troost Avenue, south of E. 39<sup>th</sup> Street, and adjacent to Bishop Sullivan Center.

## Project Considerations

- AdvanceKC Score of 85.
- AdvanceKC score makes project “High Impact.”
- Urban Renewal Plan in the approval process.
- LCRA policy for affordable housing projects require review to ensure MHDC compliance.

## REQUESTED SUPPORT

- Real property tax abatement on improvements of **100 percent** for a **10-year period**.

## STAFF RECOMMENDATIONS

- EDC staff recommends approval of a real property tax abatement on improvements of **100 percent** for a **10-year period** to support this affordable housing project.



# #6. CATHEDRAL SQUARE APARTMENTS

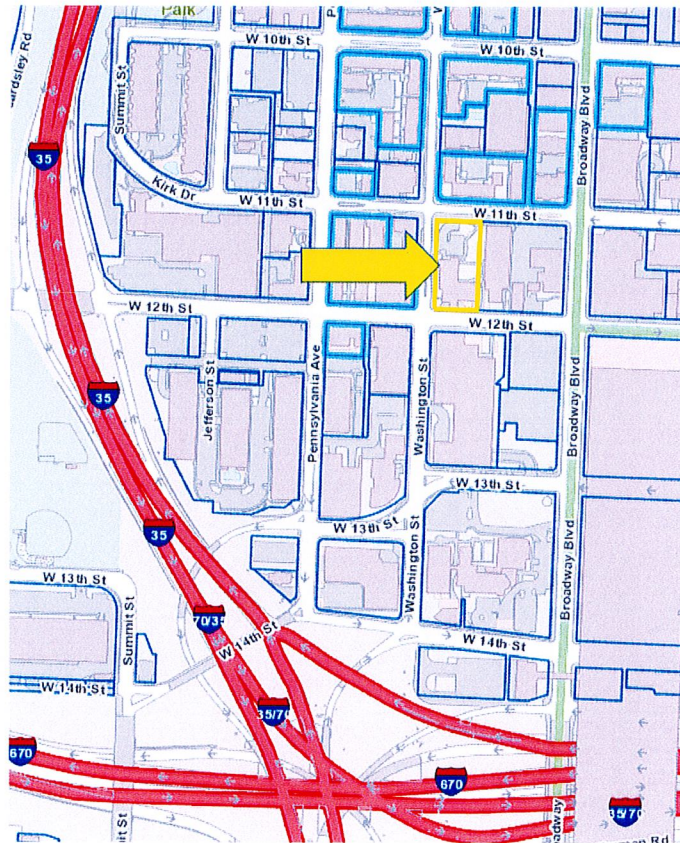
411 W. 12<sup>TH</sup> STREET





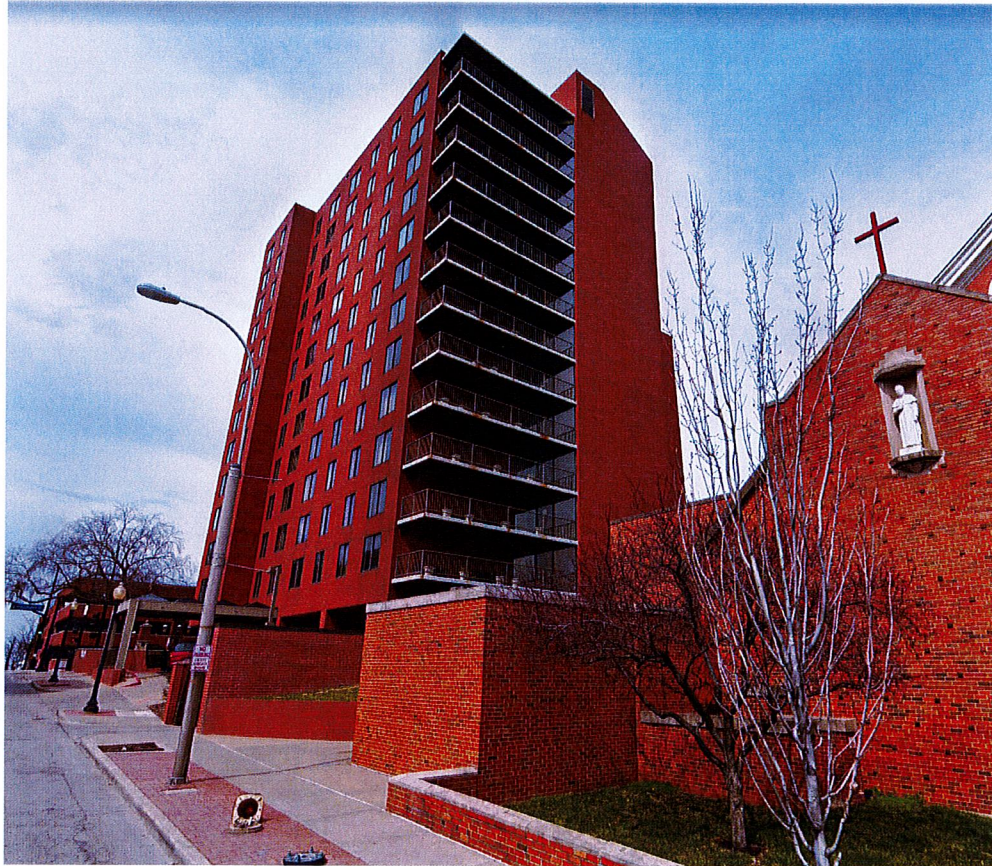
# Cathedral Square Apartments – affordable senior housing

411 W. 12<sup>th</sup> Street/ Incentive Area: Central Business District URA/ Council District: 4



# Cathedral Square Apartments – affordable senior housing

411 W. 12<sup>th</sup> Street/ Incentive Area: Central Business District URA/ Council District: 4





## Cathedral Square Apartments – affordable senior housing

- \$32.3 Million Total Project Costs.
- Chouteau Square Housing, L.P. is affiliated with SDG Housing, which has a proven affordable housing project track record.
- 156 – units of existing affordable housing for Sec. 8 senior citizens.
- LIHTC allocation and HUD debt financing in-place.
- Located on north side of W. 12<sup>th</sup> Street, one-block west of Broadway Boulevard.
- Located in southern portion of Quality Hill neighborhood.

## Project Considerations

- AdvanceKC Score of 80.
- Located within a “continuously distressed” census tract.
- Eligible for abatement of up to 100% of increased property taxes..
- LCRA policy for affordable housing projects require review to ensure MHDC compliance.

## REQUESTED SUPPORT

- Real property tax abatement on improvements of **100 percent** for a **10-year period**.

## STAFF RECOMMENDATIONS

- EDC staff recommends approval of a real property tax abatement on improvements of **100 percent** for a **10-year period** to support this affordable housing project. For Sec. 8 senior citizens.



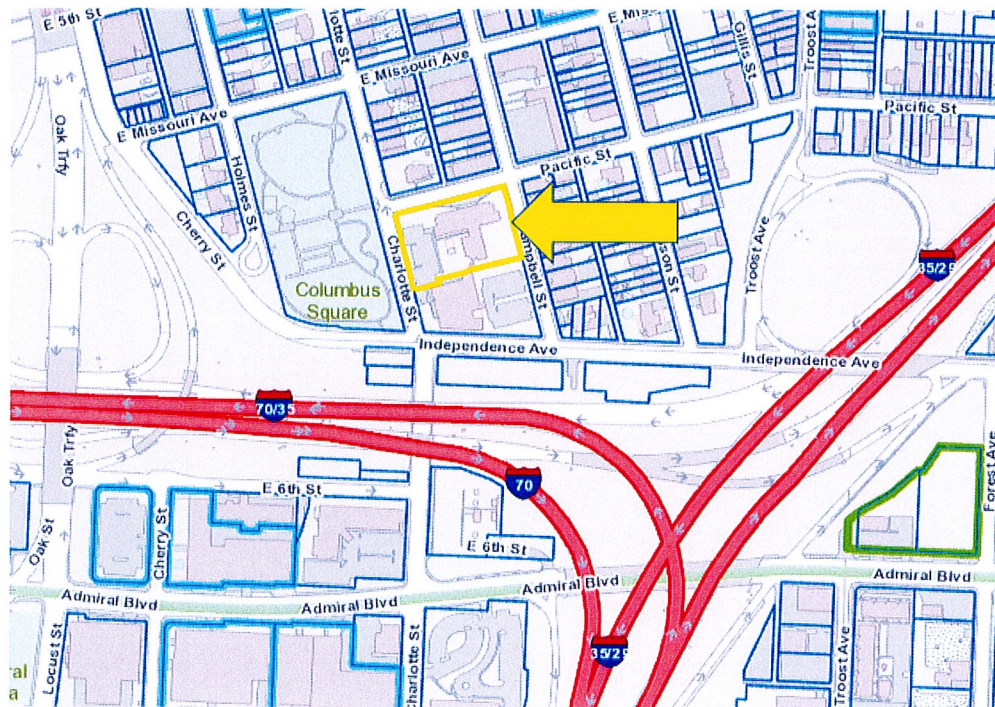
# #7. COLUMBUS PARK

801 PACIFIC STREET



# Columbus Park Plaza – affordable senior housing

801 Pacific Street/ Incentive Area: Columbus Park URA/ Council District: 4





# Columbus Park Plaza – affordable senior housing

801 Pacific Street/ Incentive Area: Columbus Park URA/ Council District: 4



## Columbus Park Plaza – affordable senior housing

- \$11 Million Total Project Costs.
- Columbus Park Housing, L.P. is affiliated with SDG Housing, which has a proven affordable housing project track record.
- 56 – units of existing affordable housing for Sec. 8 senior citizens.
- LIHTC allocation and HUD debt financing in-place.
- Located on south side of Pacific Street, directly adjacent to Don Bosco Senior Center.
- Located in south central portion of Columbus Park neighborhood.



## Project Considerations

- AdvanceKC Score of 75.
- Located within a “continuously distressed” census tract.
- Eligible for abatement of up to 100% of increased property taxes..
- LCRA policy for affordable housing projects require review to ensure MHDC compliance.

## REQUESTED SUPPORT

- Real property tax abatement on improvements of **100 percent** for a **10-year period**.

## STAFF RECOMMENDATIONS

- EDC staff recommends approval of a real property tax abatement on improvements of **100 percent** for a **10-year period** to support this affordable housing project. For Sec. 8 senior citizens.

## #8. WALDO ICE HOUSE

226 W. 75<sup>TH</sup> STREET



# 226 W. 75TH STREET

Incentive Area: Waldo Ice House URA  
Council District: 6











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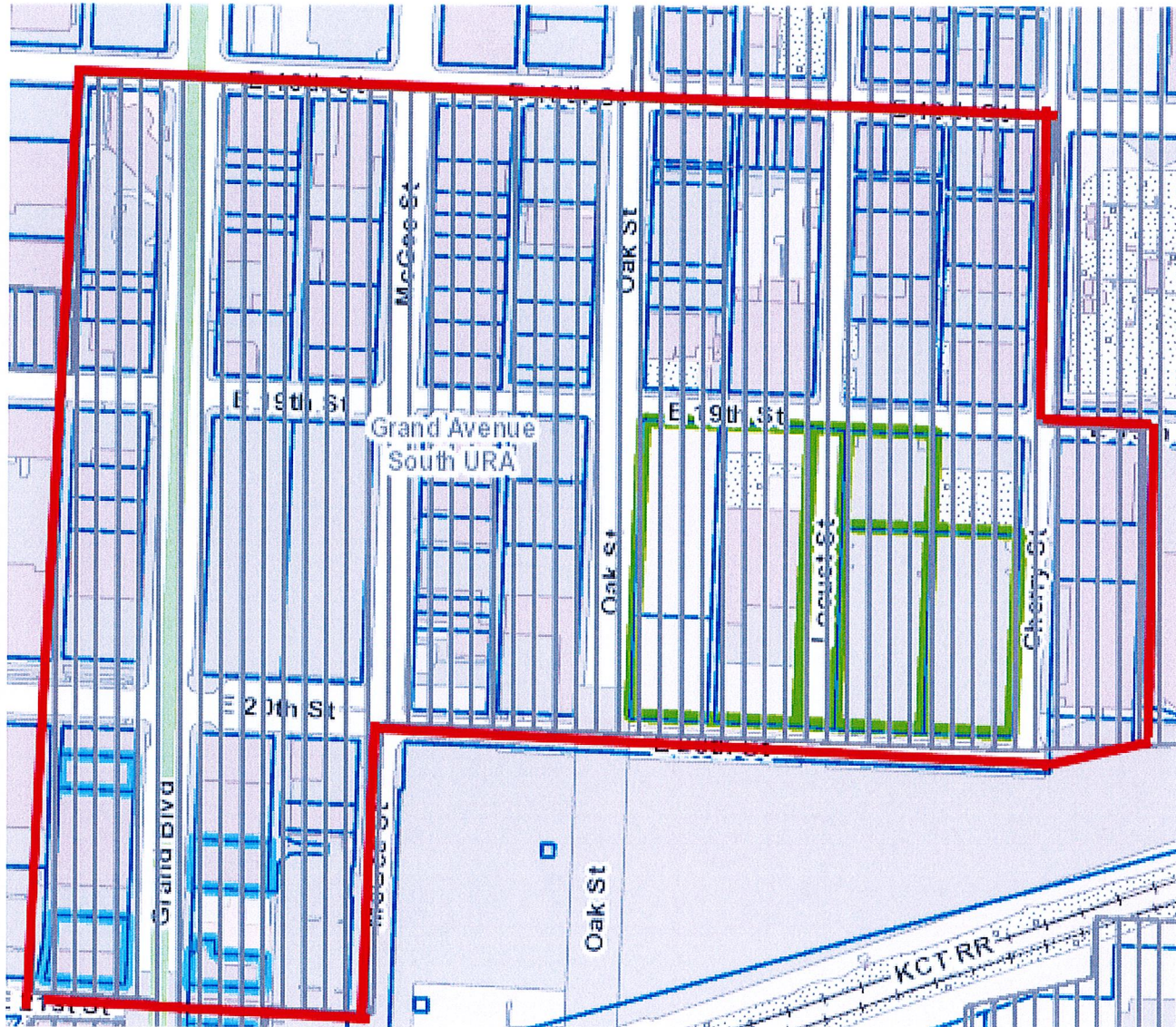
# WALDO ICE HOUSE

- Ice House Development, LLC – joint venture of Botwin Real Estate and Linden Street Partners
- Proposed acquisition and demolition of former Waldo Ice House
- \$9.3 Million redevelopment as a 5 - story mixed-use project
- Ground floor commercial office/retail space
- 44 apartments on upper four floors
- Not in “continuously distressed” census tract – eligible for 75% abatement



# 9. GRAND AVENUE SOUTH URBAN RENEWAL PLAN - THIRD AMENDMENT











# GRAND AVENUE SOUTH URBAN RENEWAL PLAN - THIRD AMENDMENT

- Originally approved in 1983 with 25 year term.
- First Amendment 1984.
- Amended & Restated in 2005 with a 15 year extension.
- Hotel Indigo tax abatement in 2017 is most recent project.
- Grand Avenue South URP term expired April 7, 2020
- Hotel Indigo tax abatement ends 2027.
- Staff recommends Third Amendment to extend term to December 31, 2027.