

LCRA Active Projects Tracking System (APTS)

In Process

EXHIBIT 7A
LCRA 6/24/20

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	4/22/20 - approved Redevelopment Contract and TA	Finalize and execute Redevelopment Contract	Centerfield Asset Properties, LLC	TDC \$470,000	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 N/A	Extend Plan expiration from 2/17/20 to 12/31/2023
URP Expiration: 2/17/2020					Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A		
22nd & Prospect	Kiddie Depot / 2105 – 2125 Prospect Avenue	BL	1/29/20 - approved 10 year/100% TA and Redevelopment Agreement with developer	Monitor construction	MacPen Enterprises, LLC	TDC \$3.2 Million	Daycare 24-hour 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 N/A	Terminate Plan
URP Expiration: 2/17/2020					Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A		

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3930 Troost URP Expiration: 15 years from date of	3930 Troost / Oglesby Hotel	BL	5/20/20 - approved URP, finding of blight, TA for project, and Redevelopment Ag with developer	Finalize and execute Redevelopment Agreement	3930 Troost, LLC, an affiliate of DowCon, LLC, with Dromar Development Redevelopment Contract: TBD Construction Completion: Incentive: 10 years / 100%	TDC \$6.1 Million	Affordable multifamily - 25 one-bedroom housing units in former Oglesby Hotel
6434 Paseo URP Expiration: 10/12/2032	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 Redevelopment Contract: 8/22/18 Construction Completion: 6/1/20 Incentive: 10 year / 100% TA & STECM	TDC \$13,892,951	Senior housing - Brookside East Apts. renovation into 96,443 sf, 82-unit age-restricted
Central Business District URP Expiration: 10 yr. renewal	1219 and 1227 Wyandotte Street and 1200 Baltimore Avenue - Muehlebach Apartments	DM	5/20/20 - approved assignment of development rights re office project to MFH Office Property and authorized Res to issue bonds	Finalize and execute Assignment docs	MFH Office Property, LLC Redevelopment Contract: TBD Construction Completion: TBD Incentive: 25 years (75% 1-10; 37.5% 11-20); STECM	TDC \$114 Million	Mix-use commercial - renovate KC Club to upscale hotel, Muehlebach Hotel to apts., and new construction of parking garage and office building
Central Business District URP Expiration: 10 yr. renewal	444 W. 12th Street / Cathedral Square Apts.	BL	5/20/20 - approved tax abatement and Redevelopment Agreement with developer	Finalize and execute Redevelopment Agreement	Chouteau Square Housing, L.P, affiliate of SDG Housing Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 year / 100% TA	TDC \$32.3 Million	Affordable multifamily - 13-story, 156-unit affordable housing units

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Central Business District URP Expiration: 10 yr. renewal	900 Broadway/Hyatt House	BE	10/7/19 - bond closing and execution of documents	Monitor construction	Pedersen Development Co., LLC Redevelopment Contract: 10/9/19 Construction Completion: 12/31/21 Incentive: 25 years (100% 1-10; 37.5% 11-25) / STECM	TDC \$39 Million	Hotel - Hyatt House Hotel renovation into 13-story, 153 - room extended-stay select-service hotel
Central Business District URP Expiration: 10 yr. renewal	Mark Twain Building - 106 W. 11th	BE/DM	11/20/19 - approved rescission of certain incentives for the project	Monitor construction	KCAC Partners, LLC Redevelopment Contract: 11/20/19 Construction Completion: 2/28/2021 Incentive: 90% for 10 years	TDC \$50 Million	Mix-use commercial - renovate Mark Twain hotel into 202 apts. with ground floor retail
Central Business District URP Expiration: 10 yr. renewal	Shoppers Parkade/1025 Grand	BE	4/22/20 - approved lease extension to 7/1/2030	Execute lease extension docs	Historic Grand, LLC Redevelopment Contract: Construction Completion: Incentive: sale/leaseback	TDC N/A	Extend Lease expiration from 7/1/20 to 7/1/2025
Columbus Park URP Expiration: 10 yr. renewal	801 Pacific Street / Columbus Park Plaza	BL	5/20/20 - Approved 10 yr/100% TA and Redevelopment Ag with Columbus Park Housing	Finalize and execute Redevelopment Agreement	Columbus Park Housing L.P., affiliate of SDG Housing Redevelopment Contract: Construction Completion: Incentive: 10 yr / 100%	TDC \$11 Million	Senior affordable Section 8 housing - 3-story, 56 apts.

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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. Redevelopment Contract: 10/1/19 Construction Completion: 3/31/20 Incentive: N/A	TDC \$67,737	Extend Sale Contract to 6/1/20; sale of 401 Charlotte to developer
URP Expiration: 10 yr. renewal							
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 Redevelopment Contract: 12/21/17 Construction Completion: 3/31/20 Incentive: 10 year / 100%	TDC \$8.2 Million	Mix-use commercial - renovate Chouteau Courts into 38 apts. with ground floor retail
URP Expiration: 10 yr. renewal							
Garfield	2600 Independence Blvd./Independence Retail Plaza	BL	12/18/19 - approved Redevelopment Ag and 10 year 100% TA	Waiting on Developer to verify legal description in Redevelopment Agreement	BA Property, LLC Redevelopment Contract: In Process Construction Completion: TBD Incentive: 10 year / 100%	TDC \$3,270,245	Affordable multifamily housing and commercial development with firefighter memorial
URP Expiration: 10 yr. renewal							
Grand Avenue South - 3rd Amendment	Plan Termination Extension - 3rd Amendment	BL	5/20/20 - extended term of URP to 12/31/27	City Council approval	N/A Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A	TDC N/A	Extend Plan expiration from 4/7/20 to 12/31/27
URP Expiration: 12/31/27							

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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 \$44 Million	Sale/leaseback - 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	Maximilian Howell / EE Devco, LLC	TDC N/A	Sale of LCRA owned Lot 1 at 25th & Tracy to Max Howell / EE Devco, LLC
URP Expiration: 10 yr. renewal					Redevelopment Contract: N/A Construction Completion: N/A 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 N/A	Faciliate sale/transfer of 2701 and 2702 Troost from City to developer
URP Expiration: 10 yr. renewal					Redevelopment Contract: TBD Construction Completion: TBD 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	5/29/20 - Landmark and Welltower have halted agreement	TMC/Landmark	TDC \$30 Million	Sale/leaseback - transfer of interest to Welltower
URP Expiration: 4/21/2031					Redevelopment Contract: 7/25/14 Construction Completion: sale/leasebac 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	N/A	Citi Trends Recognition, Non-Disturbance and Attornment Agreement
URP Expiration: 10 yr. renewal					Redevelopment Contract: 1/23/19 Construction Completion: 12/31/2020 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	Mix-use commercial - former Frosty Treats building into 9,000 sf 1st floor commercial and possible expansion of non-profit medical clinic/offices on 2nd and 3rd floors
URP Expiration: 11/20/2023					Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 year / 100% TA			
Longfellow/Dutch Hill	3110 & 3130 -3134 Troost Avenue	BL	10/23/19 - approved 10 year/100% tax abatement and redevelopment contract	Monitor construction	Legacy Crossing Development, LLC, Clemons affiliate	TDC	\$3,278, 984	Mix-use commercial - 3110 Troost/Baker Shoe 2 story renovation, possible 2nd floor residential; 3130-3134 Troost/Helzberg Bldg. - 2 story bldg. commercial
URP Expiration: 11/20/2023					Redevelopment Contract: TBD Construction Completion: TBD 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	N/A	Extend Plan - 2nd Amendment to extend Plan for 15 years
URP Expiration: 1/13/2020					Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A			

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Marlborough Community Coalition URP Expiration: 2044	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	Mix-use commercial - former Mama Tio's restaurant to 3 small food service businesses in an incubator-style environment
					Redevelopment Contract: Construction Completion: Incentive: 10 year / 100% TA		
Oak Park URP Expiration: 10 yr. renewal	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 Incentive: 10 year / 100% TA		
Oak Park URP Expiration: 10 yr. renewal	3855 Woodland	BL	6/19/19 - approved TA and Redevelopment Agreement	Monitor construction	HMC Holdings, LLC	TDC \$400,000	Commercial - acquisition and renovation of two small, vacant commercial buildings to relocate their existing businesses
					Redevelopment Contract: 11/22/19 Construction Completion: 6/30/2021 Incentive: 10 year / 100% TA		
Truman & Wyandotte URP Expiration: 7/23/2050	Downtown Convention Center Hotel	BE	3/27/19 - approved amendments to limits re Trust Indentures Series A & B	Monitor construction	KC Hotel Developers, LLC	TDC \$300 Million	Convention hotel with 800 rooms, meeting space and off-street parking
					Redevelopment Contract: 1/18/18 Construction Completion: Winter 2020 Incentive: sale/leaseback 30 years		

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Waldo Ice House URP Expiration: 2034	226 W. 75th Street / Waldo Ice House	BL	5/20/20 - approved collateral assignment of Redevelopment Agreement to Commerce Bank	Finalize and execute Collateral Assignment	Ice House Partners, LLC (Linden Street Partners and Botwin Family Partners) Redevelopment Contract: TBD Construction Completion: Incentive: 10 years / 75%	TDC \$8 Million	Mix-use commercial - 3 stories of 33 apts. above ground floor commercial
Walnut Grove Apartments URP Expiration: 3/29/2020	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. Redevelopment Contract: 5/30/2000 - Construction Completion: Incentive: sale/leaseback	TDC N/A	Terminate Lease