

LCRA Active Projects Tracking System (APTS)

In Process

EXHIBIT 8A
LCRA 7/22/20

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%		
1718-1720 Holmes	Termination of URA/URP	BL	6/24/20 - approved termination of URA/URP	City Council approval of termination - to be considered by NPD Committee 7/22; City Council approval likely 7/30	N/A	TDC	Termination of URA/URP
URP Expiration: 7/28/2020					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: 2/13/2035					Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 year / 100% TA		
3930 Troost	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	TDC \$6.1 Million	Affordable multifamily - 25 one-bedroom housing units in former Oglesby Hotel
URP Expiration: 15 years from date of					Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 years / 100%		

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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	TDC \$13,892,951 Redevelopment Contract: 8/22/18 Construction Completion: 6/1/20 Incentive: 10 year / 100% TA & STECM	Senior housing - Brookside East Apts. renovation into 96,443 sf, 82-unit age- restricted
URP Expiration: 10 yr. renewal	Central Business District 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	TDC \$114 Million Redevelopment Contract: TBD Construction Completion: TBD Incentive: 25 years (75% 1-10; 37.5% 11-20); STECM	Mix-use commercial - renovate KC Club to upscale hotel, Muehlebach Hotel to apts., and new construction of parking garage and office building
URP Expiration: 10 yr. renewal	Central Business District 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	TDC \$32.3 Million Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 year / 100% TA	Affordable multifamily - 13-story, 156-unit affordable housing units
URP Expiration: 10 yr. renewal	Central Business District 900 Broadway/Hyatt House	BE	6/24/20 - Developer in process of obtaining new funding	Monitor developer funding	Pedersen Development Co., LLC	TDC \$39 Million Redevelopment Contract: 10/9/19 Construction Completion: 12/31/21 Incentive: 25 years (100% 1-10; 37.5% 11-25) / STECM	Hotel - Hyatt House Hotel renovation into 13-story, 153 - room extended-stay select- service hotel

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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	TDC \$50 Million Redevelopment Contract: 11/20/19 Construction Completion: 2/28/2021 Incentive: 90% for 10 years	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	TDC N/A Redevelopment Contract: 7/31/02 Construction Completion: sale/leasebac Incentive: sale/leaseback - expires 7/1/30	Extend Lease expiration from 7/1/20 to 7/1/2030
Clay School URP Expiration: 7/19/2020	Termination of URA/URP	BL	6/24/20 - approved termination of URA/URP	City Council approval of termination - expected 7/30/20	N/A	TDC Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A	Termination of URA/URP
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	TDC \$11 Million Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 yr / 100%	Senior affordable Section 8 housing - 3-story, 56 apts.
Columbus Park URP Expiration: 10 yr. renewal	Columbus Park development - Phase 2	BE	6/24/20 - approved 5th Amendment to Sale Contract	5th Amendment executed 7/6/20; monitor 9/30/20 deadline	Columbus Park Development Group 2, LLC.	TDC \$67,737 Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A	401 Charlotte sale to developer; extend Sale Contract closing date

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Eastwood School	Termination of URA/URP	BL	6/24/20 - approved termination of URA/URP	City Council approval of termination - expected 7/30/20	N/A	TDC	Termination of URA/URP
URP Expiration: 6/30/2020					Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A		
Garfield	2600 Independence Blvd./Independence Retail Plaza	BL	12/18/19 - approved tax abatement and Redevelopment Contract	Monitor construction	BA Property, LLC	TDC \$3,270,245	Affordable multifamily housing and commercial development with firefighter memorial
URP Expiration: 10 yr. renewal					Redevelopment Contract: 12/18/19 Construction Completion: 2/28/21 Incentive: 10 year / 100%		
Grand Avenue South - 3rd Amendment	Plan Termination Extension - 3rd Amendment	BL	5/20/20 - extended term of URP to 12/31/27	City Council approved on 6/25/20	N/A	TDC N/A	Extend Plan expiration from 4/7/20 to 12/31/27
URP Expiration: 12/31/27					Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A		
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 Construction Completion: 12/1/2020 Incentive: 10 year / 100% TA & STECM		
Hospital Hill II	25th & Tracy - Lots 1, 2, and 3 sale - Lot 1 sale no. 2	BE	4/22/20 - approved sale of Lot 1 to Maximilian Howell	Execute sale docs; closing date 7/15/20	Maximillian 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		

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Hospital Hill II	Beacon Hill - 27th & Troost / Two Corners / 2701 and 2702 Troost Avenue	BL	7/13/20 - sale closed	N/A	Exact Partners	TDC	N/A	Faciliate sale/transfer of 2701 and 2702 Troost from City to developer
URP Expiration: 10 yr. renewal						Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A		
Linwood Prospect	Linwood Square Shopping Center	BE	12/18/19 - approved RNDAs with Citi Trends	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: sale/leaseback - 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: 10/23/19 Construction Completion: 10/31/2021 Incentive: 10 year / 100% TA		

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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: TBD Construction Completion: TBD 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	6/24/20 - Subcontractor falsification of paperwork and non-payment of prevailing wage to its employees	Monitor prevailing wage issue	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	Monitor construction	Ice House Partners, LLC (Linden Street Partners and Botwin Family Partners) Redevelopment Contract: 3/4/20 Construction Completion: 6/30/22 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