

LCRA Active Projects Tracking System (APTS)

In Process

EXHIBIT 7A
LCRA 9/30/20

URA	Project	Staff	Last Action	Next Action	Applicant	MBE/WBE Status	Project Description
14th & Agnes URP Expiration: 4/16/2035	1328 Agnes Avenue, 1301 Agnes Avenue, and 3020 E, 14th Street	BL	4/22/20 - approved Redevelopment Contract and TA	Monitor construction	Centerfield Asset Properties, LLC	TDC: \$470,000 Redevelopment Contract: 5/11/20 Construction Completion: 9/30/21 Incentive: 10 year / 100%	Affordable artist studios
22nd & Prospect URP Expiration: 2/13/2035	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 Redevelopment Contract: 1/29/2020 Construction Completion: 12/31/2021 Incentive: 10 year / 100% TA	Daycare 24-hour facility and an associated pediatric use
4601 Madison URP Expiration: 1/19/2021	4601 Madison Avenue	BL	8/26/20 - approved termination of URA/P	City Council approval of URA/P termination	N/A	TDC: N/A Redevelopment Contract: N/A Construction Completion: N/A Incentive: sale/leaseback terminated 6/1/16	Termination of URA/P
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	Transfer title and terminate lease	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

LCRA Active Projects Tracking System (APTS)

In Process

URA	Project	Staff	Last Action	Next Action	Applicant	MBE/WBE Status	Project Description
Brooklyn West URP Expiration: 6/27/2026	13th & Euclid / Winndolyn	BL	N/A	9/23/20 - Consideration of tax abatement and Redevelopment Contract	OG Investments Redevelopment Contract: Construction Completion: Incentive: Tax Abatement	TDC: \$5.5 Million	25 vacant lots into 25 market-rate, Victorian-style, single-family homes
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 issuance of 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
Central Business District URP Expiration: 10 yr. renewal	900 Broadway/Hyatt House	BE	6/24/20 - Developer in process of obtaining new funding	9/23/20 - Consideration of Developer's new funding and related documents	900 Broadway KC Development Company LLC, 900 Broadway KC LLC, Oak Holdings LLC, and REMSK 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

LCRA Active Projects Tracking System (APTS)

In Process

URA	Project	Staff	Last Action	Next Action	Applicant	MBE/WBE Status	Project Description
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	Mix-use commercial - renovate Mark Twain hotel into 202 apts. with ground floor retail
URP Expiration: 10 yr. renewal					Redevelopment Contract: 11/20/19 Construction Completion: 2/28/2021 Incentive: 90% for 10 years		
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: N/A	Extend Lease expiration from 7/1/20 to 7/1/2030
URP Expiration: 10 yr. renewal					Redevelopment Contract: 7/31/02 Construction Completion: sale/leasebac Incentive: sale/leaseback - expires 7/1/30		
Columbus Park	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	Senior affordable Section 8 housing - 3-story, 56 apts.
URP Expiration: 10 yr. renewal					Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 yr / 100%		
Columbus Park	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	401 Charlotte sale to developer; extend Sale Contract closing date
URP Expiration: 10 yr. renewal					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%		

LCRA Active Projects Tracking System (APTS)

In Process

URA	Project	Staff	Last Action	Next Action	Applicant	MBE/WBE Status	Project Description
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 North	2121 Charlotte - TMC/Landmark M.O.B. Purchase/Leaseback	BE	3/4/20 - approved transfer of interest to Welltower and loan docs	Approved maturity/expiration of loan to 12/30/2020	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/leaseback Incentive: sale/leaseback		
Infill Housing - Brooklyn Avenue #87 - #125	CHIC (Citizens Housing & Information Council) Deed Release		8/26/20 - approved release of deed to clear title on 2410 and 2412 E. 23rd	Execute Release and related documents	Mount Pleasant & Education Development Corp	TDC:	Release of 1995 deed to clear title on 2410 and 2412 E. 23rd Street
URP Expiration: 8/24/2024					Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A		
Linwood Prospect	Linwood Square Shopping Center	BE	7/22/20 - tabled consideration of NDA Agreement until developer advises	Monitor construction	WeDevelopment Federal Credit Union	TDC: N/A	WeDevelopment 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		

LCRA Active Projects Tracking System (APTS)

In Process

URA	Project	Staff	Last Action	Next Action	Applicant	MBE/WBE Status	Project Description
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		
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,	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		
Marlborough Community Coalition	8026 Paseo/Half Napkin, LLC	BL	4/22/20 - approved TA and Redevelopment Contract	Monitor construction	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
URP Expiration: 2044					Redevelopment Contract: 4/22/2020 Construction Completion: 10/31/2021 Incentive: 10 year / 100% TA		
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
URP Expiration: 10 yr. renewal					Redevelopment Contract: 9/24/19 Construction Completion: 12/31/2020 Incentive: 10 year / 100% TA		

LCRA Active Projects Tracking System (APTS)

In Process

URA	Project	Staff	Last Action	Next Action	Applicant	MBE/WBE Status	Project Description
Oak Park	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
URP Expiration: 10 yr. renewal					Redevelopment Contract: 11/22/19 Construction Completion: 6/30/2021 Incentive: 10 year / 100% TA		
Oglesby Hotel	3930 Troost / Ogelsby 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: 8/13/2035					Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 years / 100%		
Troost 63rd to 53rd	1st Modification - termination	BL	8/26/20 - approved termination of 1st Modification of URA/P	City Council approval of URA/P termination	N/A	TDC: N/A	Termination of 1st Modification of URA/P
URP Expiration: 10 yr. renewal					Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A		
Truman & Wyandotte	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; 9/23/20 - consideration of pedestrian easement and lot consolidation	KC Hotel Developers, LLC	TDC: \$300 Million	Convention hotel with 800 rooms, meeting space and off-street parking
URP Expiration: 7/23/2050					Redevelopment Contract: 1/18/18 Construction Completion: Winter 2020 Incentive: sale/leaseback 30 years		

LCRA Active Projects Tracking System (APTS)

In Process

URA	Project	Staff	Last Action	Next Action	Applicant	MBE/WBE Status	Project Description
Waldo Ice House	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)	TDC: \$8 Million	Mix-use commercial - 3 stories of 33 apts. above ground floor commercial
URP Expiration: 2034					Redevelopment Contract: 3/4/20 Construction Completion: 6/30/22 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	Termination of Sale/Leaseback Agreement with title company pending closing	Walnut Grove Apartments, L.P.	TDC: N/A	Terminate Lease
URP Expiration: 3/29/2020					Redevelopment Contract: 5/30/2000 - Construction Completion: Incentive: sale/leaseback		