

# LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

SEPTEMBER 30, 2020



ECONOMIC DEVELOPMENT CORPORATION

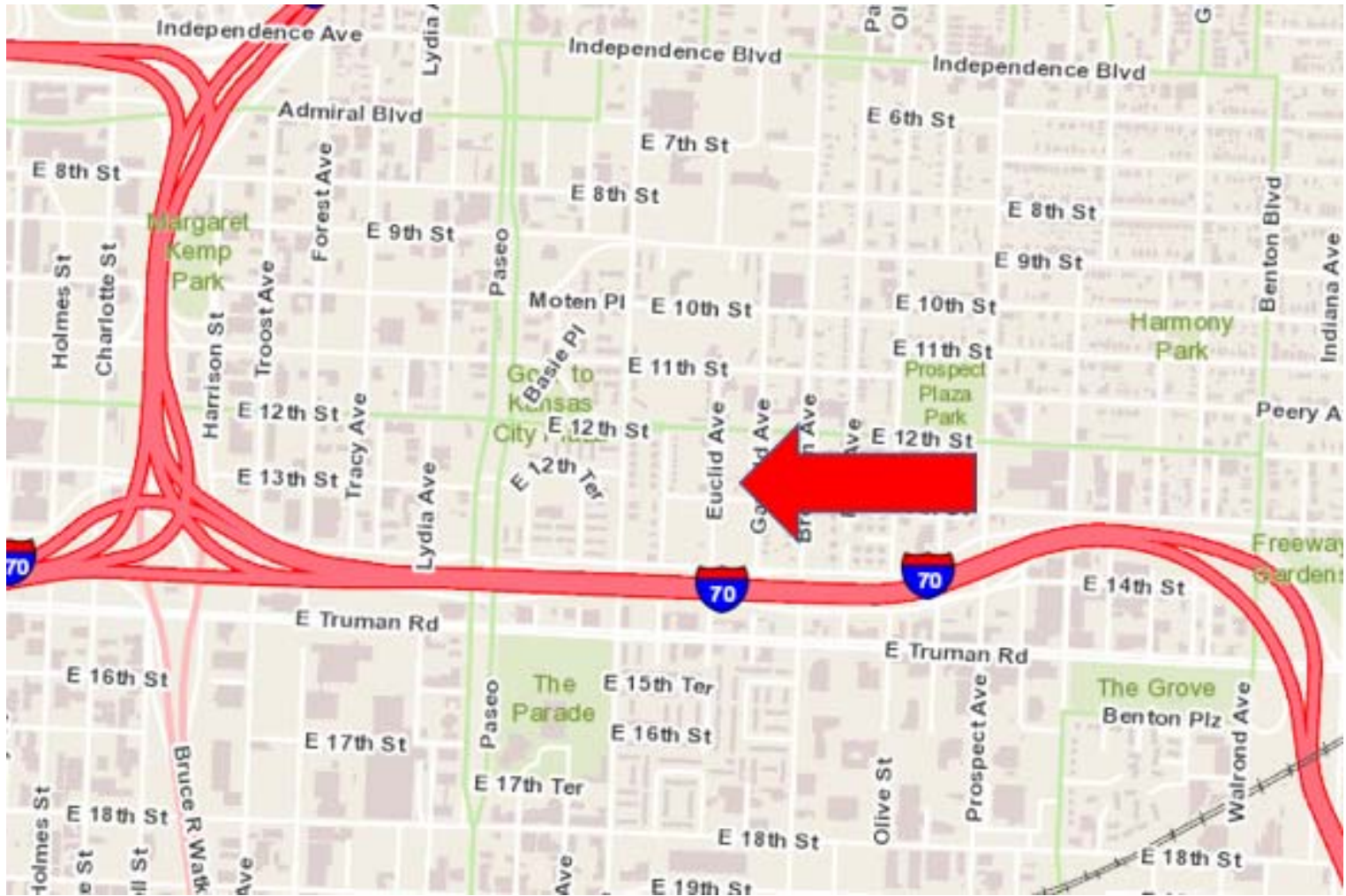
# 4. OG INVESTMENTS SINGLE-FAMILY HOMES

BROOKLYN WEST URA



ECONOMIC DEVELOPMENT CORPORATION

13<sup>th</sup> & Euclid / Incentive Area: Brooklyn West URA/ Council District: 3



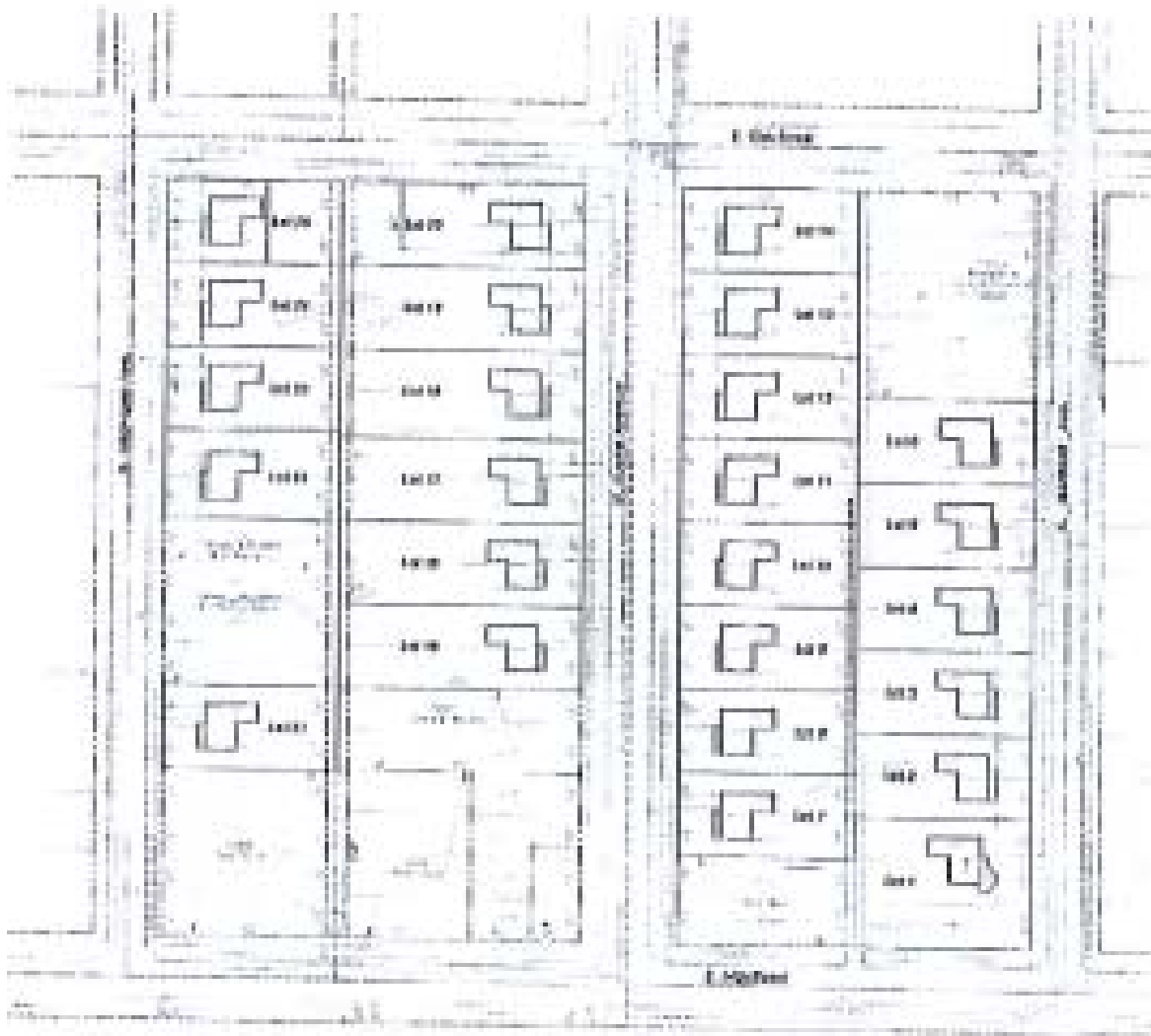




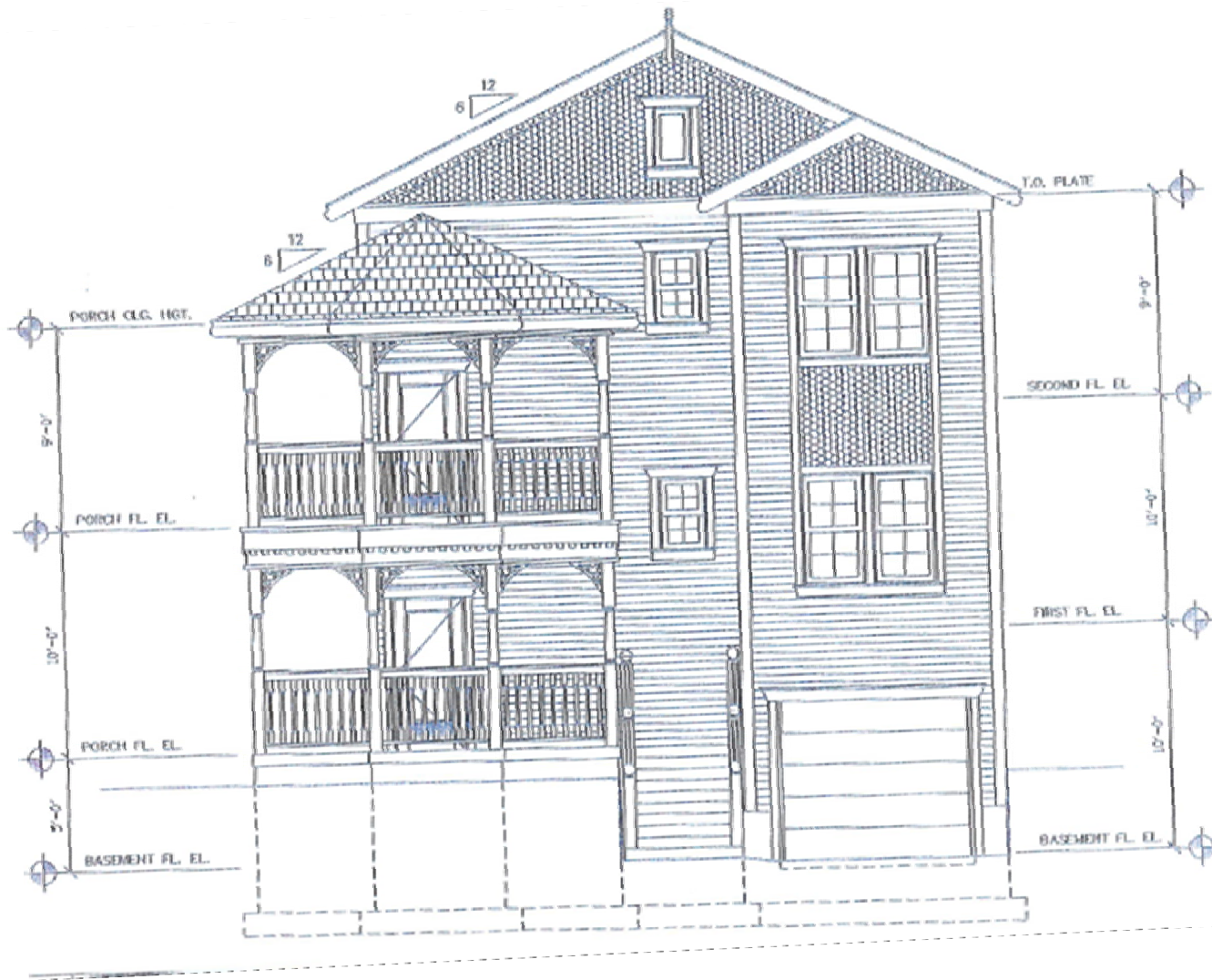
Looking south  
from E. 13<sup>th</sup> &  
Euclid

Looking southeast  
from E. 13<sup>th</sup> &  
Michigan





**Proposed  
Winndolyn  
Subdivision**



- **Developer is OG Investments (Ollie Gates)**
  - **Project within existing Brooklyn West Urban Renewal Area**
  - **OG Investments has been accumulating property for several years**
  - **Proposing construction of twenty-five market-rate single-family homes**
  - **\$5.5 Million Total Project Costs**
- **OG Investments successfully developed Arzelia senior housing and “Painted Ladies” single-family homes a number of years ago**
  - **Single-family homes not subject to financial analysis**
  - **Single-family homes exempt from AdvanceKC process**
  - **Site is within a “continuously distressed” census tract**
  - **Staff recommends approval of Redevelopment Contract**



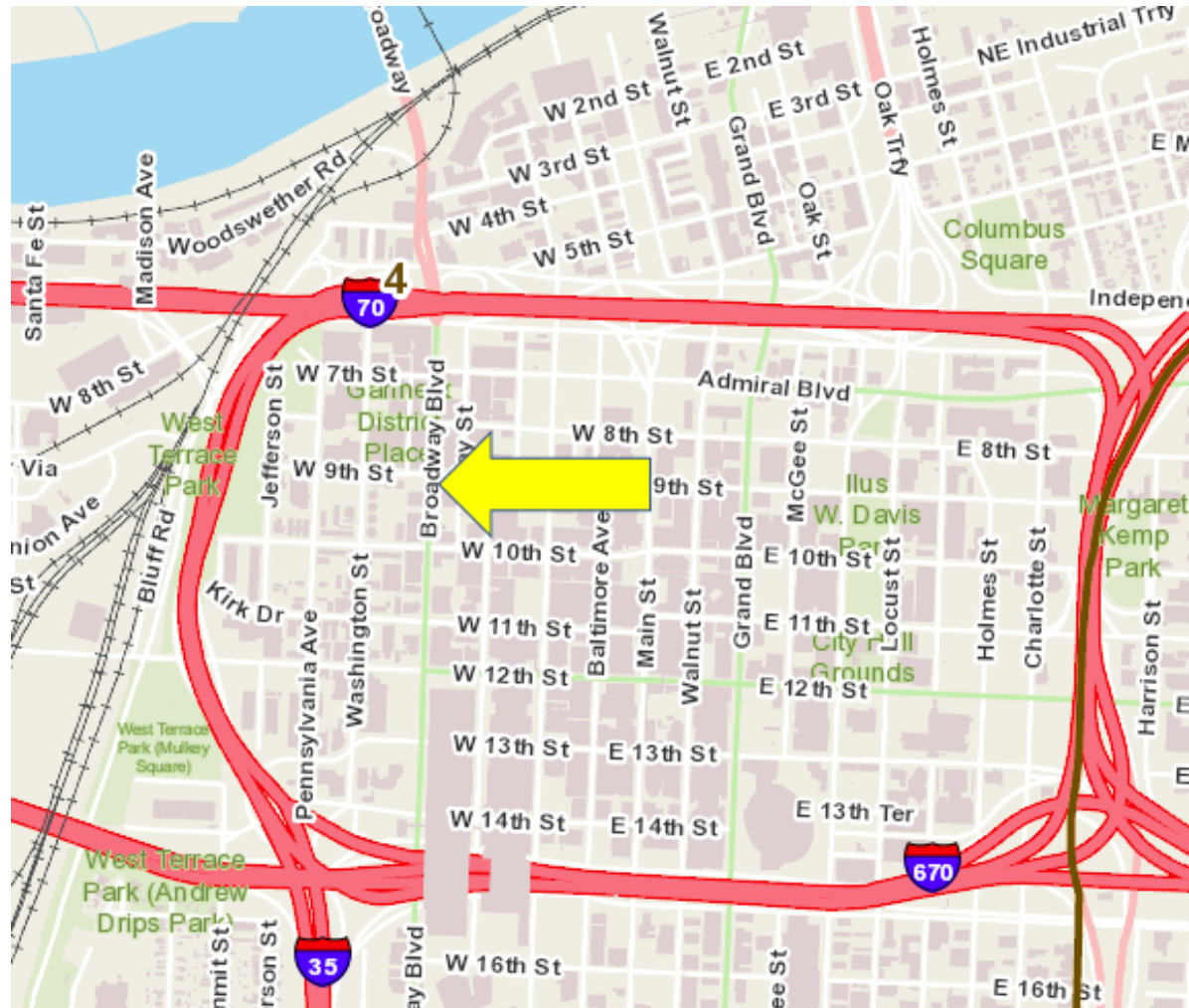
**5. HYATT HOUSE  
900 BROADWAY**



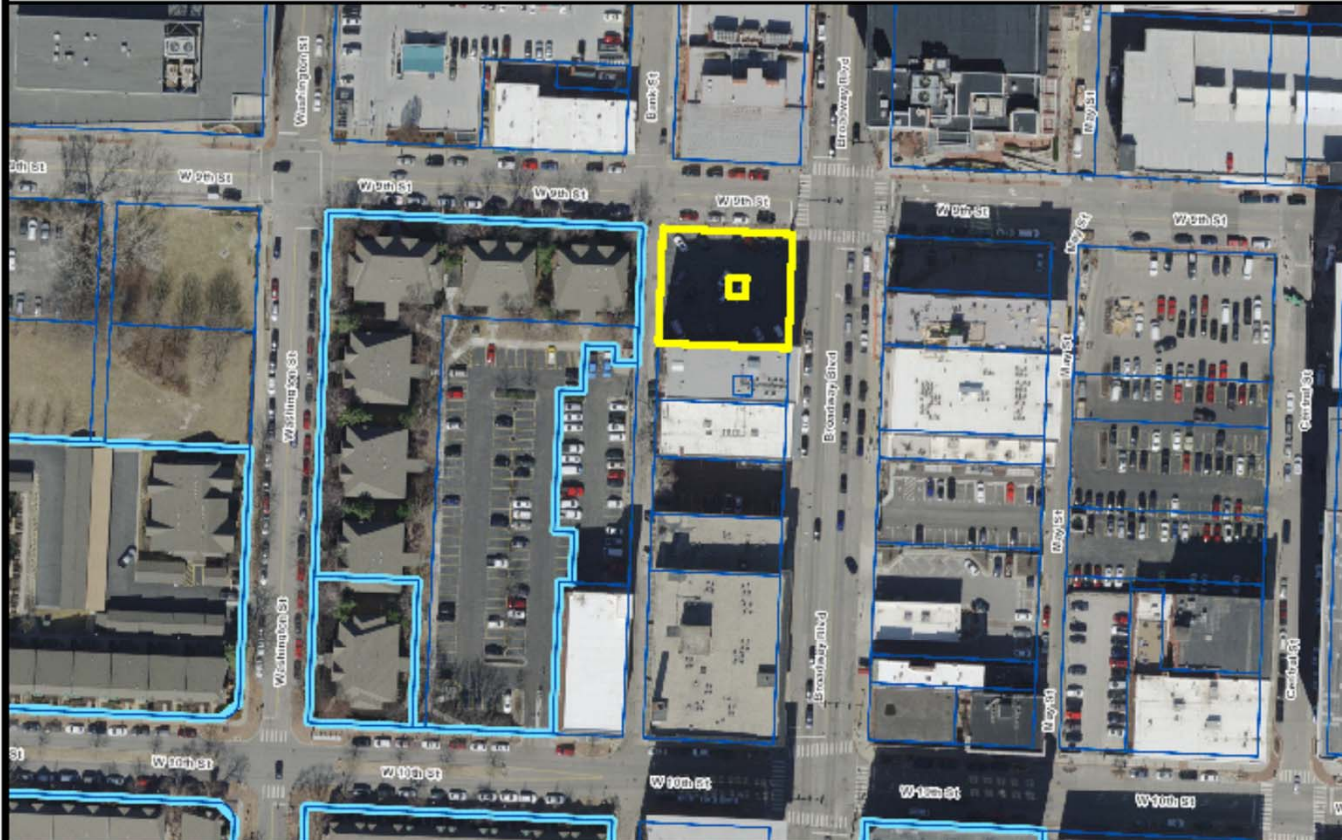
ECONOMIC DEVELOPMENT CORPORATION

# Hyatt House

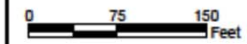
900 Broadway  
 Incentive Area: Central Business District URA  
 Council District: 4



## Hyatt House Hotel - 900 Broadway



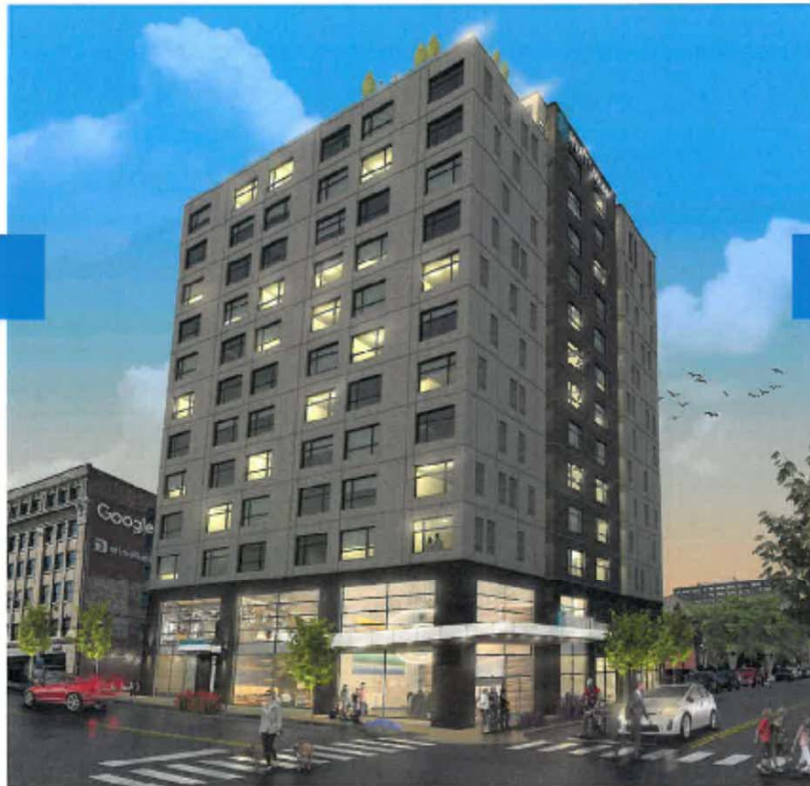
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Printed Date: 6/12/2019

# Hyatt House

900 Broadway/ Incentive Area: Central Business District URA/ Council District: 4



Parkson Development Company  
PO Box 338  
Riverside, MO 64505  
781.452.4704



Star Field Architects, Inc.  
2002 S. Colorado Blvd., Twil Ste 600  
Denver, CO 80222  
720.543.6808



Larson Design  
Architecture  
Graphics | Design  
714.368.2512

**KANSAS CITY HOTEL**

MAY 27, 2018

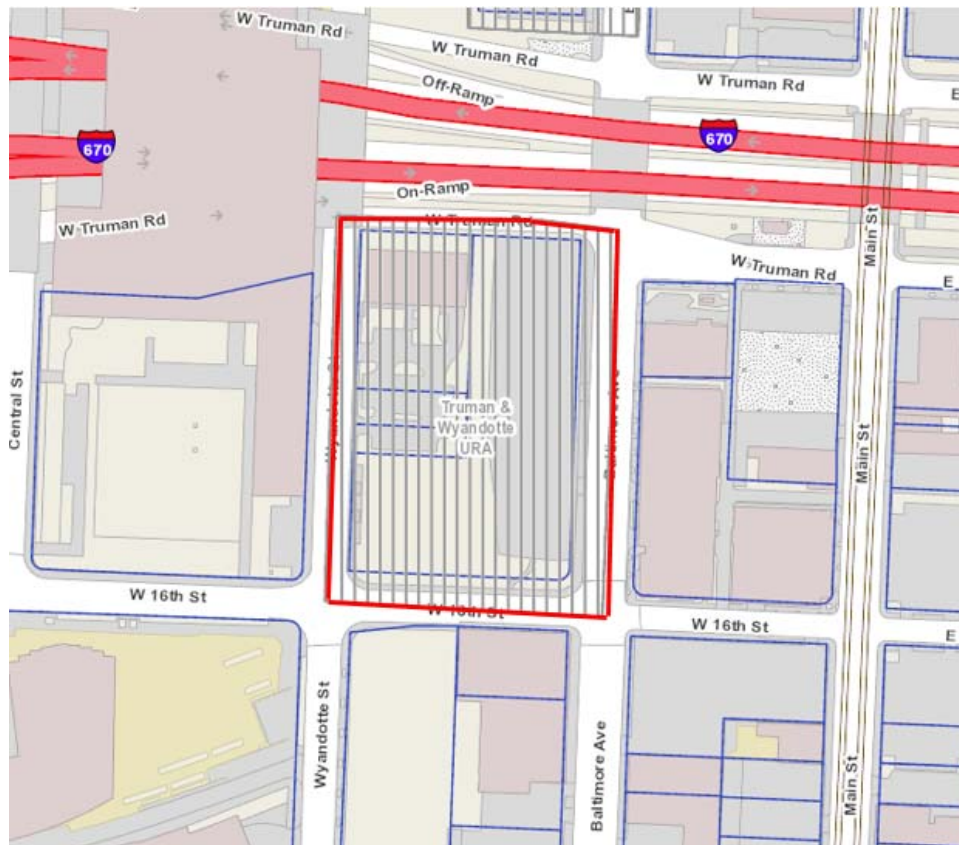
## 6. CONVENTION CENTER HOTEL

TRUMAN & WYANDOTTE URA

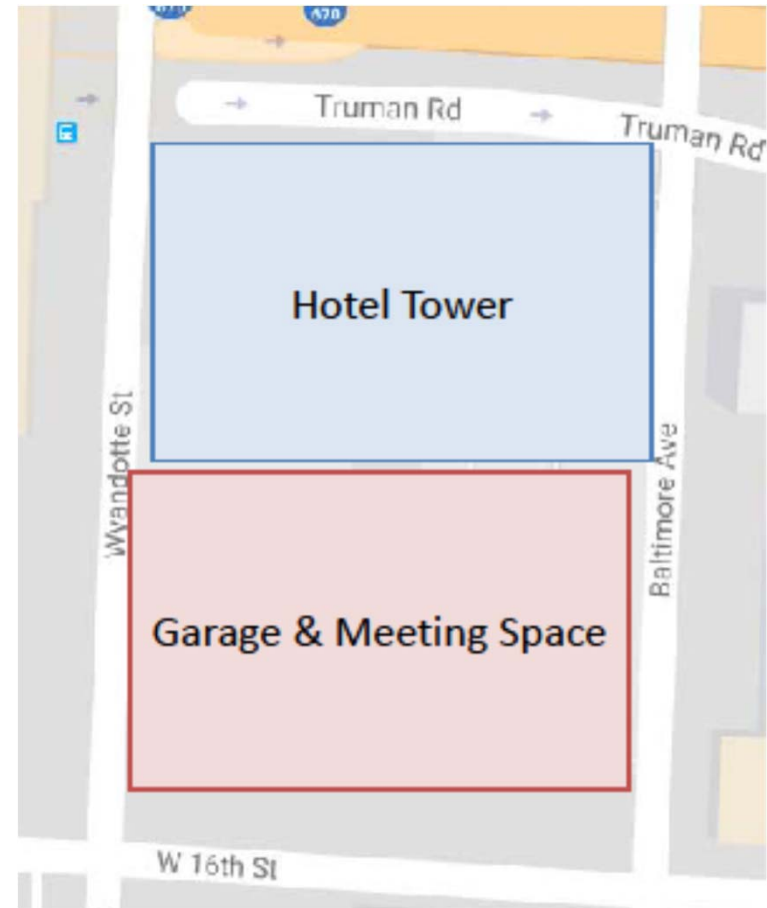


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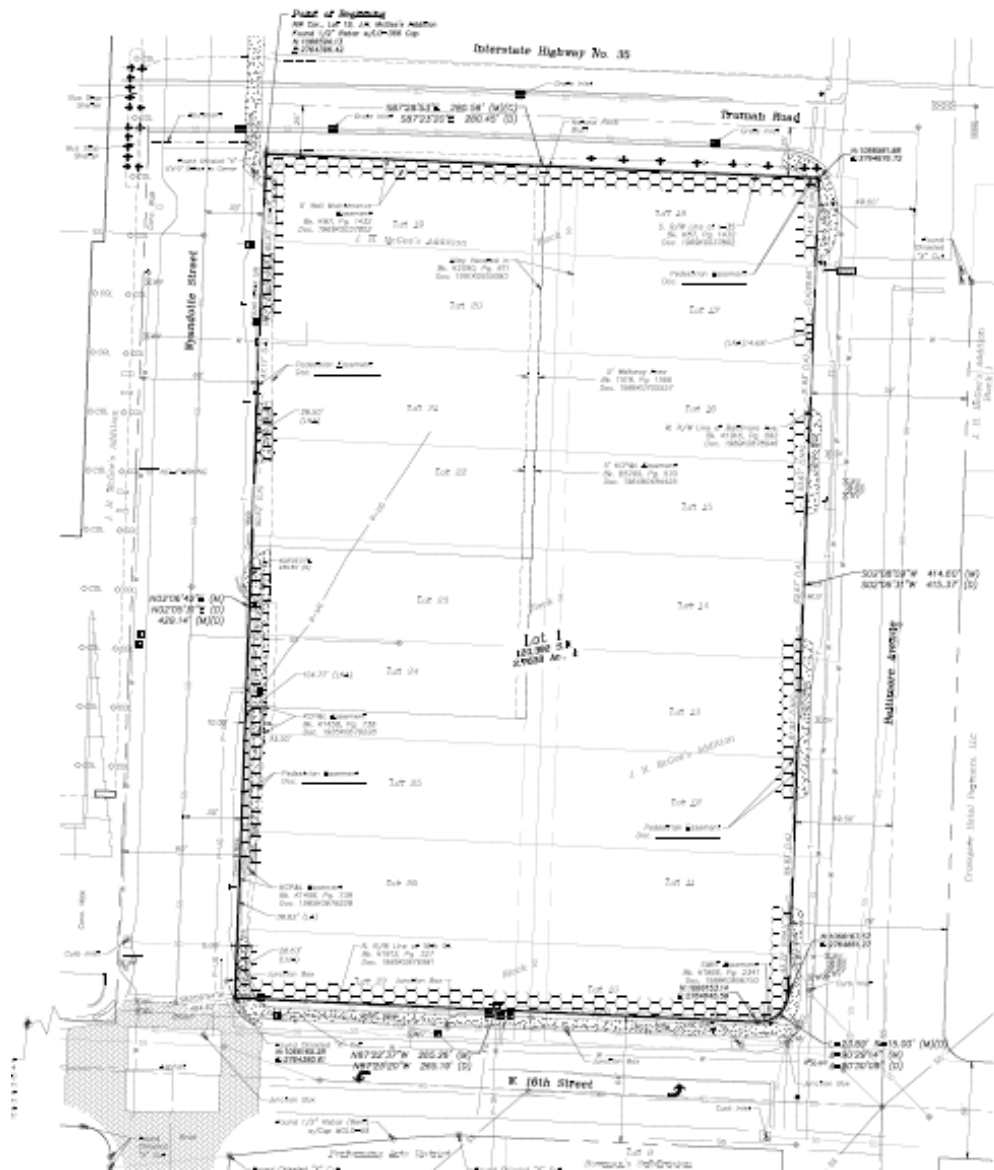
Convention Center Hotel / Incentive Area: Truman Wyandotte URA/ Council District: 4



Truman & Wyandotte URA









# 7B. AFFIRMATIVE ACTION REPORT JULY 2020



ECONOMIC DEVELOPMENT CORPORATION

LCRA Expenditure Progress Report

July 2020  
(Exhibit A)

Status Code Legend:	Meeting Goals
	Risk of Not Meeting Goals
	Not Meeting Goals

Project Name	Developer	Original Estimated Budget	MBE CUP Goal	MBE % Met To Date	MBE Paid To Date	WBE CUP Goal	WBE % Met To Date	WBE Paid To Date	Total YTD Budget Spent	Remaining % of Budget	Total MWBE \$ Goal	Comments
<b>Active Projects</b>	<b>ACTIVE PROJECTS</b>											
<b>25th and Troost Beacon Hill Multifamily Development</b>	<b>Beacon House, LLC</b>											
Centric	Construction Services	\$ 35,235,316.00	14.00%	22.26%	\$ 5,721,403.12	8.00%	5.18%	\$ 1,332,330.48	\$ 25,699,669.14	27.06%	\$ 9,365,546.99	
Draw Architecture & Urban Design, LLC	Professional Services	\$ 1,544,963.00	14.00%	11.89%	\$ 179,574.86	41.00%	45.84%	\$ 692,060.75	\$ 1,509,767.09	2.28%	\$ 849,729.65	
<b>Kansas City Convention Center Hotel: Loew's Brand</b>	<b>KC Hotel Developers, LLC</b>											
JE Dunn Construction	Construction Services	\$ 168,544,037.18	9%	16%	\$ 19,421,187.49	6%	12%	\$ 14,528,769.35	\$ 119,936,202.00	29%	\$ 25,281,605.58	
KC Hotel Developers, LLC	Professional Services	\$ 12,266,105.00	13%	31%	\$ 1,477,341.36	7%	15%	\$ 746,881.78	\$ 4,834,025.00	61%	\$ 2,453,221.00	
<b>Brookside East Overlook</b>	<b>6410 Paseo Blvd, LLC</b>											
Centric	Construction Services	\$ 11,345,429.00	14.00%	17.01%	\$ 1,588,779.98	14.00%	1.23%	\$ 115,284.76	\$ 9,341,478.85	17.66%	\$ 2,303,122.09	
HJM Architect	Professional Services	\$ 377,750.00	12.00%		\$ -	7.00%		\$ -	\$ -		\$ 71,750.00	1-A Goal and CUP/Waiting on CUP/LOIs, HRD has communicated about requested info several times.
<b>1616 &amp; 1612 Grand</b>	<b>Abbott Properties</b>											
Abbott Properties	Construction Services	\$ 1,189,550.00	16.00%		\$ -	9.00%		\$ -	\$ -		\$ 3,226,568.00	1-A Goal and CUP/Waiting on CUP/LOIs, HRD has communicated about requested info several times.
<b>Hyatt House Broadway</b>	<b>Shanahan Development</b>											
Brinkman Construction	Construction Services	\$ 31,014,881.00	11.00%		\$ -	6.00%		\$ -	\$ -		\$ 3,226,568.00	1-A Goal and CUP/Waiting on CUP/LOIs; Project on hold do to financing issues
SEH Inc	Professional Services	\$ 2,780,104.00	13.00%			8.00%					\$ 602,918.00	1-A Goal and CUP/Waiting on CUP/LOIs; Project on hold do to financing issues

LCRA Expenditure Progress Report:  
July 2020  
(Exhibit A)

Status Code Legend:	Meeting Goals
	Risk of Not Meeting Goals
	Not Meeting Goals

Project Name	Developer	Original Estimated Budget	MBE CUP Goal	MBE % Met To Date	MBE Paid To Date	WBE CUP Goal	WBE % Met To Date	WBE Paid To Date	Total YTD Budget Spent	Remaining % of Budget	Total MWBE \$ Goal	Comments
<b>Inactive Projects</b>		<b>INACTIVE PROJECTS</b>										
<b>Troost 53rd - 63rd URA/5522 Troost Avenue</b>												
TBD	Construction Services	\$ 3,568,800.00	16.00%		\$ -	8.00%		\$ -	\$ -		\$ 856,512.00	1-A Goal and CUP/Waiting on CUP/LOIs, HRD has communicated about requested info several times.
TBD	Professional Services	\$ 239,790.00	13.00%		\$ -	7.00%		\$ -	\$ -		\$ 47,958.00	1-A Goal and CUP/Waiting on CUP/LOIs, HRD has communicated about requested info several times.
<b>3260 Main Mixed Use Development</b>												
TBD	Construction Services	\$ 13,668,252.00	16.00%		\$ -	8.00%		\$ -	\$ -		\$ 22,210,025.00	1-A Goal and CUP Prime; Project is on hold and seeking new developer
TBD	Professional Services	\$ 563,500.00	14.00%		\$ -	7.00%		\$ -	\$ -		\$ 119,700.00	1-A Goal and CUP Prime; Project is on hold and seeking new developer
<b>Arterra 21/2100 Wyandotte</b>		<b>ARTerra LLC</b>										
JE Dunn Construction	Construction Services	\$ 23,457,004.00	16.60%	31.70%	\$ 3,593,256.83	12.70%	29.75%	\$ 3,372,533.11	\$ 11,336,018.00	51.67%	\$ 6,872,902.17	Close-out In Process
Arterra LLC	Professional Services	\$ 1,312,007.00	13.00%		\$ -	8.00%		\$ -	\$ -		\$ 276,507.00	Close-out In Process
<b>600 Central (OGGI Lofts)</b>		<b>600 Central Apts LLC</b>										
Homoly Construction - GC	Construction Services	\$ 2,495,478.00	15.00%	18.77%	\$ 468,453.78	13.00%	7.59%	\$ 228,899.60	\$ 3,015,116.77	-20.82%	\$ 698,733.84	Close-out In Process
905 Broadway	905 Broadway LLC											
Centric Projects - GC	Construction Services	\$ 3,501,792.00	15.00%	12.82%	\$ 631,826.00	15.00%	11.15%	\$ 549,514.80	\$ 4,927,839.05	-40.72%	\$ 1,050,537.60	Close-out In Process
905 Broadway, LLC	Professional Services	\$ 516,078.00	18.00%	37.82%	\$ 82,284.89	8.00%	18.33%	\$ 39,886.75	\$ 217,596.14	57.84%	\$ 134,180.28	Requested close-out documents
<b>911 Main/Commerce Tower</b>		<b>Commerce Tower Group</b>										
Ryan Construction - GC	Construction Services	\$ 65,488,452.00	14.00%	16.92%	\$ 14,350,980.98	8.00%	6.74%	\$ 5,711,606.57	\$ 84,803,295.76	-29.49%	\$ 14,407,459.44	Close-out In Process
Commerce Tower Group	Professional Services	\$ 2,786,442.00	15.00%	36.64%	\$ 403,864.22	10.00%	24.51%	\$ 270,139.74	\$ 1,102,195.24	60.444%	\$ 696,610.50	Compliant; NOTE: Davis-Bacon issues with HUD; HRD notified incentive agencies (TIF and LCRA) of Davis-Bacon issues
1608 Locust	Abbott Properties											
Carter Property Group, LLC	Construction Services	\$ 503,983.00	22.00%	25.27%	\$ 62,148.38	11.00%	76.29%	\$ 187,639.00	\$ 245,949.00	51.20%	\$ 166,314.39	No reporting since December 2019
<b>1010 Prospect</b>												
TBD	Construction Services	\$ 583,900.00	15.00%		\$ -	7.00%		\$ -	\$ -		\$ 134,100.00	1-A Goal and CUP Prime; Developer stated that they were not going to be able to meet the goal requirements for this project. Awaiting response from LCRA to take the project off the report.
<b>ACME- 3200 Gilham</b>		<b>Exact ACME LLC</b>										
Exact ACME LLC	Construction Services	\$ 2,989,250.00	12.00%	2.22%	\$ 68,017.60	8.00%	9.28%	\$ 284,067.00	\$ 3,061,685.00	-2.42%	\$ 582,500.00	Requested close-out documents

# 7C. LCRA TAX ABATEMENTS AUGUST 2020



ECONOMIC DEVELOPMENT CORPORATION

6747 Paseo  
Complete rehab



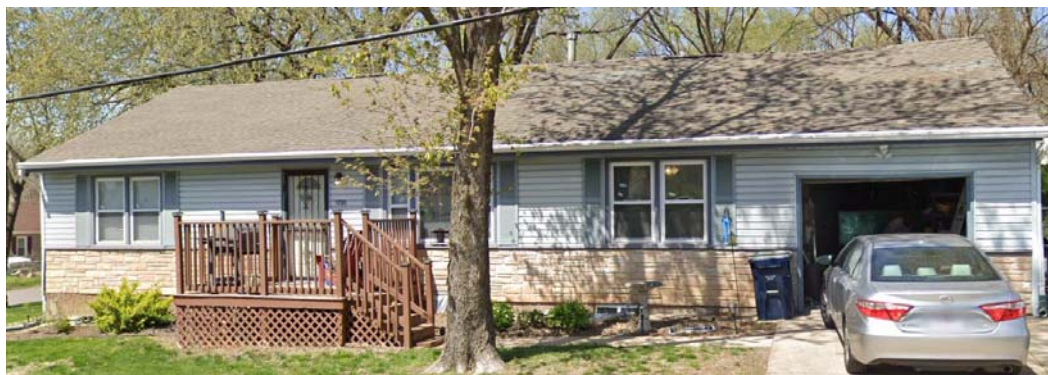
500 Olive  
HVAC and roof repair



2601 Charlotte  
Painting, window and gutter  
replacement



3023 Campbell  
Painting, siding and gutter  
replacement



1700 E. 82<sup>nd</sup>  
Water damage and wall repair

8444 Wayne Avenue  
Roof repair



1907 E. 79<sup>th</sup> Street  
Roof repair



LET'S  
GROW  
KC  
MO



2005 E. 81<sup>st</sup> Street  
Roof repair



8330 Park Avenue  
Roof repair



8240 Wayne Avenue  
Roof repair