

# LCRA Active Projects Tracking System (APTS)

**In Process**

**EXHIBIT 8A  
LCRA 12/9/20**

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	Monitor construction	Centerfield Asset Properties, LLC	TDC: \$470,000	Affordable artist studios
URP Expiration: 4/16/2035					Redevelopment Contract: 5/11/20 Construction Completion: 9/30/2021 Incentive: 10 year / 100%		
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: 1/29/2020 Construction Completion: 12/31/2021 Incentive: 10 year / 100% TA		
Brooklyn West	Winndolyn single- family homes / 13th & Euclid	BL	9/30/20 - approved tax abatement, Redevelopment Contract, and conflict waiver letter	Monitor construction	OG Investments	TDC: \$5.5 Million	Winndolyn Single-Family Homes - 25 market-rate, Victorian-style
URP Expiration: 6/27/2026					Redevelopment Contract: 9/23/20 Construction Completion: 4/30/2023 Incentive: 10 year / 100%		
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 issuance of bonds	Finalize and execute Assignment docs	MFH Office Property, LLC	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
URP Expiration: 10 yr. renewal					Redevelopment Contract: TBD Construction Completion: TBD Incentive: 25 years (75% 1-10; 37.5% 11- 20); STECM		

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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	Affordable multifamily - 13-story, 156-unit affordable housing units
URP Expiration: 10 yr. renewal					Redevelopment Contract: 5/20/2020 Construction Completion: 6/30/2022 Incentive: 10 year / 100% TA		
Central Business District	900 Broadway/Hyatt House	BE	9/30/20 - Approved Developer's new funding and related documents	Finalize and execute financing docs	900 Broadway KC Development Company LLC, 900 Broadway KC LLC, Oak Holdings LLC, and REMSK LLC	TDC: \$39 Million	Hotel - Hyatt House Hotel renovation into 13-story, 153 - room extended-stay select-service hotel
URP Expiration: 10 yr. renewal					Redevelopment Contract: 10/9/19 Construction Completion: 12/31/21 Incentive: 25 years (100% 1-10; 37.5% 11-25) / STECM		
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		
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: 5/20/2020 Construction Completion: 6/30/2022 Incentive: 10 yr / 100%		

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East 23rd Street	Kensington Heights Apartments/Gabriel Towers/1600 Jackson	DM	10/28/20 - Authorized staff to conduct an independent inspection of property to determine default issues with tenant involvement and to request repair records from the developer and/or its management company	Conduct inspection and request repair records	Millennia Housing Development, L.L.C.	TDC:	Affordable elderly housing
URP Expiration: 10 yr. renewal						Redevelopment Contract: 10/24/03 Construction Completion: Incentive: sale/leaseback expires 12/1/2049	
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%	
Hospital Hill II	2500 Block of Troost - Beacon House	BL	8/13/19 - closed sale/leaseback	Monitor construction; sale/leaseback likely to wind down before year end. Due to timing, TA probably start in 2021	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	8/26/20 - Approved maturity/expiration of loan to 12/30/2020	12/9/20 - Board to consider loan refinancing and extension of loan maturity date to 1/31/2021 if needed to close the loan refinancing	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	

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Linwood Prospect	Linwood Square Shopping Center	BE	10/28/20 - Approved NDA Agreement with WeDevelopment Federal Credit Union; Monitor construction	Execute NDA with WeDevelopment Federal Credit Union; 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		
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		

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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  Redevelopment Contract: 9/24/19 Construction Completion: 12/31/2020 Incentive: 10 year / 100% TA	TDC: \$7.2M	Affordable multifamily housing with supportive services
Oak Park  URP Expiration: 10 yr. renewal	3855 Woodland	BL	6/19/19 - approved TA and Redevelopment Agreement	Monitor construction	HMC Holdings, LLC  Redevelopment Contract: 11/22/19 Construction Completion: 6/30/2021 Incentive: 10 year / 100% TA	TDC: \$400,000	Commercial - acquisition and renovation of two small, vacant commercial buildings to relocate their existing businesses
Oglesby Hotel  URP Expiration: 8/13/2035	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: TBD Incentive: 10 years / 100%	TDC: \$6.1 Million	Affordable multifamily - 25 one-bedroom housing units in former Oglesby Hotel
Truman & Wyandotte  URP Expiration: 7/23/2050	Downtown Convention Center Hotel	BE	9/30/20 - approved pedestrian easement and lot consolidation	Execute pedestrian easement; Monitor prevailing wage issue	KC Hotel Developers, LLC  Redevelopment Contract: 1/18/18 Construction Completion: Winter 2020 Incentive: sale/leaseback 2050	TDC: \$300 Million	Convention hotel with 800 rooms, meeting space and off-street parking

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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	10/28/20 - Approved termination of URA/P	City Council approval of URA/URP termination	Walnut Grove Apartments, L.P.  Redevelopment Contract: 5/30/2000 - Construction Completion: N/A Incentive: sale/leaseback	TDC: N/A	Termination of URA/P