

LCRA Active Projects Tracking System (APTS)

In Process

EXHIBIT 8A
LCRA 3/24/21

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%		
18th & Holmes	Plan Termination	BL	2/24/21 - approved termination of URA/P	City Council approval of URA/P termination	N/A	TDC: N/A	Plan Termination
URP Expiration: 4/26/2021					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: 1/29/2020 Construction Completion: 12/31/2021 Incentive: 10 year / 100% TA		
2537 Madison	Plan Termination	BL	2/24/21 - approved termination of URA/P	City Council approval of URA/P termination	N/A	TDC: N/A	Plan Termination
URP Expiration: 8/3/2021					Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A		
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%		

LCRA Active Projects Tracking System (APTS)

In Process

URA	Project	Staff	Last Action	Next Action	Applicant	MBE/WBE Status	Project Description
Central Business District	444 W. 12th Street / Cathedral Square Apts.	BL	5/20/20 - approved tax abatement and Redevelopment Agreement with developer	Monitor construction	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	2/24/21 - authorized response to Hayes Drilling Mechanics Lien lawsuit	File responsive pleadings in mechanic's lien lawsuit	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	2/24/21 - approved extension of completion date to 10/31/2022	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: 10/31/2022 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	Monitor construction	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%		

LCRA Active Projects Tracking System (APTS)

In Process

URA	Project	Staff	Last Action	Next Action	Applicant	MBE/WBE Status	Project Description
Dutch Hill Apts.	Plan Termination	BL	2/24/21 - approved termination of URA/P	City Council approval of URA/P termination	N/A	TDC:	Plan Termination
URP Expiration: 8/3/2021					Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A		
East 23rd Street	Kensington Heights Apartments/Gabriel Towers/1600 Jackson	DM	2/24/2021 - consideration of Standstill Agreement and developer provided update	Consider Standstill Agreement	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	2/24/21 - approved extension of completion date to 10/31/2021	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: 10/31/21 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		

LCRA Active Projects Tracking System (APTS)

In Process

URA	Project	Staff	Last Action	Next Action	Applicant	MBE/WBE Status	Project Description
Indian Mound Lykins	Home Donation Program - 522 Drury/Legal Aid/Indian Mound NA/Christina Farber	BE	2/24/21 - approved application for pass thru lien clearance	Execution of deed to transfer title from current owner to the LCRA	Legal Aid/Indian Mound NA/Christina Farber	TDC:	Tax and Assessment Pass Through and Lien Clearance of 522 Drury
URP Expiration: 12/19/2033					Redevelopment Contract: N/A Construction Completion: N/A Incentive: Pass Through Lien Clearance		
Linwood Prospect	Linwood Square Shopping Center	BE	2/24/21 - approved NDA with Archwell Health; onstruction is complete	Waiting on developer to return fully executed NDA	Linwood Shopping Center Redevelopment Company, LLC	TDC: N/A	Archwell Health (Project Titan) 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		
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		

LCRA Active Projects Tracking System (APTS)

In Process

URA	Project	Staff	Last Action	Next Action	Applicant	MBE/WBE Status	Project Description
Martin City	13501 Holmes	BL	12/9/20 - selected Redeveloper; approved STECM and TA; authorized staff to prepare s/l docs; and approved conflict waiver with Rouse Frets	Finalize Redevelopment Ag, STECM docs, and conflict waiver	Martin City Partners, LLC	TDC: \$32.3 Million	Redevelopment of a large vacant and contaminated parcel on the southeast corner of 135th Street & Holmes Road into a complex of eight three-story buildings with a total of 180 market-rate apartments and related amenities
URP Expiration: 7/5/2034					Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 year / 75% TA		
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 / 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: 8/13/2035					Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 years / 100%		
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%		

LCRA Active Projects Tracking System (APTS)

In Process

URA	Project	Staff	Last Action	Next Action	Applicant	MBE/WBE Status	Project Description
Westport & Mill	Plan Termination	BL	2/24/21 - Approved Plan termination	City Council approval of Plan termination	N/A	TDC: N/A	Plan Termination
URP Expiration: 8/28/2021					Redevelopment Contract: N/A	Construction Completion: N/A	Incentive: N/A