

LCRA Expenditure Progress Report:
January - February 2021
(Exhibit A)

EXHIBIT 3
LCRA 4/20/21

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	System Proj #	Comments
Active Projects	ACTIVE PROJECTS											
25th and Troost Beacon Hill Multifamily Development	Beacon House, LLC											
Centric	Construction Services	\$ 35,235,316.00	14.00%	21.11%	\$ 7,417,874.44	8.00%	8.17%	\$ 2,868,833.79	\$ 35,131,793.14	0.29%	LCRA-CS2018-2500T	Per Centric, goals will be made up by the end of the project
Beacon House, LLC	Professional Services	\$ 1,544,963.00	14.00%	12.70%	\$ 201,444.16	41.00%	43.83%	\$ 694,991.75	\$ 1,585,556.04	-2.63%	LCRA-PS2018-2500T	Per Centric, goals will be made up by the end of the project
Kansas City Convention Center Hotel: Loew's Brand	KC Hotel Developers, LLC											
JE Dunn Construction	Construction Services	\$ 168,544,037.18	9%	16%	\$ 19,727,027.19	6%	12%	\$ 14,528,769.35	\$ 119,936,202.00	29%	LCRATIF-CS2017-KCCC	Requested Close-Out Documents from the Developer
KCHotel Developers, LLC	Professional Services	\$ 12,266,105.00	13%	31%	\$ 1,477,341.36	7%	15%	\$ 746,881.78	\$ 4,834,025.00	61%	LCRATIF-PS2017-KCCC	Requested Close-Out Documents from the Developer
13th & Wyandotte Tower	Platform Ventures											
McCownGordon	Construction Services	\$ 47,708,846.00	14.00%	0%	\$ -	10.00%	0%	\$ -	\$ -	100%	LCRA-CS2020-13WT	1-A Goal and CUP/Waiting on CUP/LOIs
Hoefer Wysocki	Professional Services	\$ 3,316,492.00	13.00%	0%	\$ -	8.00%	0%	\$ -	\$ -	100%	LCRA-PS2020-13WT	1-A Goal and CUP/Waiting on CUP/LOIs
KD Learning Academy	KD Learning Academy, LLC											
TBD	Construction Services	\$ 2,674,507.00	15.00%	0%	\$ -	12.00%	0%	\$ -	\$ -	100%	LCRA-CS2020-KDLA	CUP and LOIs in Process
TBD	Professional Services	\$ 209,375.00	14.00%	0%	\$ -	10.00%	0%	\$ -	\$ -	100%	LCRA-PS2020-KDLA	CUP and LOIs in Process
620 Linwood	620 Linwood DevCo, LLC											
TBD	Construction Services	\$ 2,225,540.00	16.00%	0%	\$ -	16.00%	0%	\$ -	\$ -	100%	LCRA-CS2020-620L	1-A Goal and CUP/Waiting on CUP/LOIs; Developer stated that they no longer own the property and will no longer be pursuing incentives. Received communication from LCRA to take the project off the report.
Beacon Hill Hotel – 2321 Troost	Beacon Hill Hotels Partners, LLC											
Beacon Hill Hotel Partners, LLC	Professional Services	\$ 492,800.00	20.36%	21%	\$ 95,983.66	12.67%	13%	\$ 57,476.75	\$ 456,171.00	7%	LCRA-PS2017-BHH2321	Close-Out In Process
Brookside East Overlook	Centric											
Centric	Construction Services	\$ 11,345,429.00	14.00%	13.94%	\$ 1,662,444.23	14.00%	4.45%	\$ 530,669.60	\$ 11,925,333.67	-5.11%	LCRA-CS2019-BEO	Centric provided email stating goals will be met by the end of the project
HJM Architect	Professional Services	\$ 377,750.00	12.00%	0.00%	\$ -	7.00%	0.00%	\$ -	\$ -	100.00%	LCRA-PS2019-BEO	1-A Goal and CUP/Waiting on CUP/LOIs
1616 & 1612 Grand	Abbott Properties											
Abbott Properties	Construction Services	\$ 1,189,550.00	30.50%	0.00%	\$ -	8.50%	0.00%	\$ -	\$ -	100.00%	LCRA-CS2019-16G	CUP/LOIs Processed; No reporting since processed in December 2019; This project was switched over to PIEA and will be taken off the next report
Hyatt House Broadway	Shananhan Development											
Brinkman Construction	Construction Services	\$ 31,014,881.00	11.00%	0.00%	\$ -	6.00%	0.00%	\$ -	\$ -	100.00%	LCRA-CS2019-HHB	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%	0.00%	\$ -	8.00%	0.00%	\$ -	\$ -	100.00%	LCRA-PS2019-HHB	1-A Goal and CUP/Waiting on CUP/LOIs; Project on hold do to financing issues
Waldo Ice House Apartments	Ice House Development, LLC											
Haren Contracting, LLC	Construction Services	\$ 5,739,455.00	21.00%	26.09%	\$ 794,224.32	6.30%	4.82%	\$ 146,697.92	\$ 3,043,901.00	46.97%	LCRA-CS2020-WIHA	Per Developer GC, goals will be made up by the end of the project
Columbus Park Lofts	Columbus Park Development Group 2, LLC											
TBD	Construction Services	\$ 1,425,240.00	14.00%	0.00%	\$ -	10.00%	0.00%	\$ -	\$ -	100.00%	LCRA-CS2020-CPL	1-A Goal and CUP/Waiting on CUP/LOIs
Mark Twain Building	The Bernstein Companies											
Rau Construction	Construction Services	\$ 28,395,689.00	14.00%	0.00%	\$ -	10.00%	0.00%	\$ -	\$ -	100.00%	LCRA-CS2019-MTB	CUP and LOIs in Process
TBD	Professional Services	\$ 1,875,000.00	14.00%	0.00%	\$ -	10.00%	0.00%	\$ -	\$ -	100.00%	LCRA-PS2019-MTB	CUP and LOIs in Process

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Inactive Projects	INACTIVE PROJECTS											
Troost 53rd - 63rd URA/5522 Troost Avenue												
TBD	Construction Services	\$ 3,568,800.00	16.00%		\$ -	8.00%		\$ -	\$ -		LCRA-CS2017-5520	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%		\$ -	\$ -		LCRA-PS2017-5520	1-A Goal and CUP/Waiting on CUP/LOIs, HRD has communicated about requested info several times.
3260 Main Mixed Use Development												
TBD	Construction Services	\$ 13,668,252.00	16.00%		\$ -	8.00%		\$ -	\$ -		LCRA-CS2018-3260	1-A Goal and CUP Prime; Received communication from LCRA to take the project off the report.
TBD	Professional Services	\$ 563,500.00	14.00%		\$ -	7.00%		\$ -	\$ -		LCRA-PS2018-3260	1-A Goal and CUP Prime; Received communication from LCRA to take the project off the report.
Arterra 21/2100 Wyandotte	ARTerra LLC											
JE Dunn Construction	Construction Services	\$ 23,457,004.00	16.60%	31.70%	\$ 3,593,256.83	12.70%	29.95%	\$ 3,395,294.11	\$ 11,336,018.00	51.67%	LCRA-CS2017-ART	Close-out In Process; requested missing dountments
ARTerra LLC	Professional Services	\$ 1,312,007.00	13.00%		\$ -	8.00%		\$ -	\$ -		LCRA-PS2017-ART	Close-out In Process; requested missing documents
600 Central (OGGI Lofts)	600 Central Apts LLC											
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%	LCRA-CS2016-600CA	Close-out In Process; pending case with Max Electric
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%	LCRA-CS2016-905B	Arbitration finalized in August 2020; awaiting Close-Out Documents from the Developer
905 Broadway, LLC	Professional Services	\$ 516,078.00	18.00%	15.97%	\$ 82,284.89	8.00%	7.98%	\$ 41,122.75	\$ 515,228.00	0.16%	LCRA-PS2017-905B	Arbitration finalized in August 2020; awaiting Close-Out Documents from the Developer
911 Main/Commerce Tower	Commerce Tower Group											
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%	LCRA-CS2017-CT911	NOTE: Davis-Bacon issues with HUD; HRD notified incentive agencies (TIF and LCRA) of Davis-Bacon issues; 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%	LCRA-PS2017-CT	Compliant; NOTE: Davis-Bacon issues with HUD; HRD notified incentive agencies (TIF and LCRA) of Davis-Bacon issues; Close-out in Process
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%	LCRA-CS2018-1608	Requested Close-Out Documents, no reporting since March 2020; This project was switched over to PIEA and will be taken off the next report
ACME- 3200 Gillham	Exact ACME LLC											
Exact ACME LLC	Construction Services	\$ 3,060,410.00	12.00%	9.30%	\$ 284,813.60	8.00%	11.26%	\$ 344,598.00	\$ 3,061,685.00	-0.04%	LCRA-CS2018-3200	Requested close-out documents; requested missing documents
Exact ACME LLC	Professional Services	\$ 96,500.00	18.90%		\$ -	30.00%		\$ -	\$ -		LCRA-PS2018-3200	Requested close-out documents; requested missing documents