

LCRA Active Projects Tracking System (APTS)

In Process

EXHIBIT 8A
LCRA 4/28/21

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		
29 Belle	Plan creation (913 W. 29th)	BL	3/24/21 - approved finding of blight and forwarding to City Council for approval	City Council approval of URP	Remez Partners, LLC	TDC: N/A	Creation of 9 three – bedroom townhouses
URP Expiration: 15 years after CC appr					Redevelopment Contract: N/A Construction Completion: N/A Incentive: Tax Abatemeent		

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Blue Parkway Towne Center	Cleveland affordable duplexes	BL	3/24/21 - approved TA, STECM, and 20-year sale/leaseback	Finalize and execute sale/leaseback and STECM docs	RCG II, LLC, affiliate of Community Builders of KC	TDC: \$12.6 Million	Renovation of 40 duplexes, with 80 total units, reserved for households at or below 60% of AMI
URP Expiration:					Redevelopment Contract: TBD Construction Completion: Incentive: 20 years / 100%; STECM; sale/leaseback		
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: 9/23/2020 Construction Completion: 4/30/2023 Incentive: 10 year / 100%		
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	Responsive pleadings filed in mechanic's lien lawsuit; Case Management Conf 5/13/21	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		

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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%		
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/BE	3/24/21 - status update	Consider Supplemental 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%		

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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 II	27 + Troost multi-family project	BL	3/24/21 - approved TA, STECM, sale/leaseback	Finalize and execute sale/leaseback and STECM docs	Emunah Partners, LLC, affiliate of Exact Partners	TDC: \$6.8 Million	Create 2, three-story apartment buildings into 26 studio and 1-bed apartments
URP Expiration: 10 yr. renewal					Redevelopment Contract: TBD Construction Completion: Incentive: 10 year / 100%; STECM; sale/leaseback		
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	Deed to transfer title from current owner to the LCRA was executed; clear liens from property	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		
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		

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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		
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%		

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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%		
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		