

# LCRA Active Projects Tracking System (APTS)

**In Process**

EXHIBIT 13A  
LCRA 11/30/21

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	913 W. 29th	BL	10/27/21 - approved 10 year / 100% abatement and a redevelopment contract with Remez Partners	Completion and execution of a Redevelopment Contract with Remez Partners	Remez Partners, LLC	TDC: N/A	Creation of 9 three – bedroom townhouses
URP Expiration: 15 years after approv					Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 years / 100%		

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33rd & Montgall		BL	10/27/21 - approved preparation and issuance of a Request for Proposals for the renovation of Palestine Gardens and Palestine Gardens North	Issue RFP	PG PGN OWNER, LLC, a single-purpose real estate entity affiliated with Palestine Gardens North, Inc., Palestine Gardens, Inc., and Dromara Development  Redevelopment Contract: TBD Construction Completion: TBD Incentive: sale/leaseback	TDC: \$11 Million	Renovation of 118 existing apartments in the Palestine Gardens and Palestine Gardens North apartment complexes, all of which are reserved for very low-income seniors aged 62 and up
URP Expiration: 10 yr. renewal							
3930 Troost Avenue	3930 Troost / Oglesby Hotel	BL	8/25/21 - Approved extension of commencement date to 8/31/21 and end construction date to 6/30/23	Execute Amendment to Redevelopment Agreement; Monitor construction	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
URP Expiration: 8/13/2035							
Benton Infill 25-40	Termination of URA/P	BL	8/25/21 - approved termination of URA/P	City Council approval of URA/P	N/A  Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A	TDC: N/A	termination of URA/P
URP Expiration: 8/18/21							
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  Redevelopment Contract: 9/23/2020 Construction Completion: 4/30/2023 Incentive: 10 year / 100%	TDC: \$5.5 Million	Winndolyn Single-Family Homes - 25 market-rate, Victorian-style
URP Expiration: 6/27/2026							

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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	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	Monitor litigation	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%		

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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	6/30/21 - approved Supplemental Agreement	Finalize and execute 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		
Eastside	815 Cherry and 701 E. 8th	BE	8/25/21 - approved termination of UR and sale contract agreements to clear title	Execute termination agreements	Ozark National Life Insurance Co.	TDC:	Clear title request to terminate UR and sale agreements
URP Expiration: 10 yr. renewal					Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A		
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%		
Grand McGee	Termination of URA/P	BL	8/25/21 - approved termination of URA/P	City Council approval of URA/P	N/A	TDC: N/A	termination of URA/P
URP Expiration: 9/14/21					Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A		

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Hospital Hill II	27 + Troost multi-family project	BL	5/26/21 - 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: TBD Incentive: 10 year / 100%; STECM; sale/leaseback		
Hospital Hill II	Western Baptist Bible College / 2119 Tracy	BL	6/23/21 - approved tax abatement and authorized preparation of sale/leaseback agreement and related bond documents	Execution of sale/leaseback agreement and related documents	District Row, LLC	TDC:	Mixed-use development of main building into classrooms, business offices, seminar venues, and event space
URP Expiration: 10 yr. renewal					Redevelopment Contract: TBD Construction Completion: TBD Incentive: 7 years / 100%; STECM; sale/leaseback		
Longfellow Dutch Hill	3000 Troost	BL	7/28/21 - selected Exact Troost as developer; approved 10 year / 100% abatement; approved a Redevelopment and Sale/Leaseback Ag	finalize and execute Redevelopment and Sale/Leaseback Agreement	Exact Troost, LLC	TDC: \$22.5 Million	Development of a five-story apartment building with 132 apartments. The project will wrap-around the existing Ruby Jean's building
URP Expiration: 11/20/2023					Redevelopment Contract: Construction Completion: Incentive: 10 year / 100% TA		
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  URP Expiration: 1/9/2045	8026 Paseo/Half Napkin, LLC	BL	4/22/20 - approved TA and Redevelopment Contract	Monitor construction	Half Napkin, LLC	TDC: \$347,000  Redevelopment Contract: 4/22/2020 Construction Completion: 10/31/2021 Incentive: 10 year / 100% TA	Mix-use commercial - former Mama Tio's restaurant to 3 small food service businesses in an incubator-style environment
Martin City  URP Expiration: 7/5/2034	13501 Holmes	BL	5/26/21 - authorized issuance of bonds	Finalize Redevelopment Ag, STECM docs	Martin City Partners, LLC	TDC: \$32.3 Million  Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 year / 75% TA	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
Martin City  URP Expiration: 7/5/2034	135th & Wyandotte / Tilden Station Apts.	DM	5/26/21 - approved TA/STECM and authorized preparation of related docs	Finalize sale/leaseback documents	Revive Capital Development, LLC	TDC:  Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 year / 75% TA & STECM	multi-family housing project comprising 211 apartment units
Oak Park  URP Expiration: 10 yr. renewal	3855 Woodland	BL	6/19/19 - approved TA and Redevelopment Agreement	Monitor construction	HMC Holdings, LLC	TDC: \$400,000  Redevelopment Contract: 11/22/19 Construction Completion: 6/30/2021 Incentive: 10 year / 100% TA	Commercial - acquisition and renovation of two small, vacant commercial buildings to relocate their existing businesses

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Oak Street Townhomes  URP Expiration: 15 years from date of	URP/URA creation	BL	8/26/21 - approved creation of URA/P	City Council approval of URA/P	MarCor Holdings, LLC  Redevelopment Contract: TBD Construction Completion: TBD Incentive: Tax Abatement	TDC: \$13,500,000	Remediation of Blight via Construction of 19 townhomes
Santa Fe Area Council  URP Expiration: 20 years after approv	Plan creation	BL	6/23/21 - approved the finding of blight and forwarding URP to City Council for approval	Approval of URP by City Council	Santa Fe Area Council and City of Kansas City  Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A	TDC: N/A	Plan creation
The Cleveland Duplexes  URP Expiration: 20 years after approv	Cleveland affordable duplexes	BL	5/26/21 - increased TA from 20 to 25 years	Finalize and execute sale/leaseback and STECM docs	RCG II, LLC, affiliate of Community Builders of KC  Redevelopment Contract: TBD Construction Completion: TBD Incentive: 25 years / 100%; STECM; sale/leaseback	TDC: \$12.6 Million	Renovation of 40 duplexes, with 80 total units, reserved for households at or below 60% of AMI
Truman & Wyandotte  URP Expiration: 7/23/2050	Downtown Convention Center Hotel	BE	9/22/21 - approved Certificate of Completion	Executed Certificate of Completion; monitor sale/leaseback	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
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

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Westport & Mill  URP Expiration: 8/28/2021	Plan Termination	BL	2/24/21 - Approved Plan termination	City Council approval of Plan termination	N/A	TDC: N/A  Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A	Plan Termination
Wheatley-Provident Hospital  URP Expiration: 7/1/2036	1826 Forest	BL	7/28/21 - approved 10 year / 100% abatement and a redevelopment agreement	Finalize and execute Redevelopment Agreement	1826 Forest RE Holdings, LLC	TDC: \$8.4 Million  Redevelopment Contract: TBD Construction Completion: TBD Incentive:	Historic rehaband adaptive reuse of the deteriorated former hospital into commercial spaces
Woodland  URP Expiration: 10 yr. renewal	Sam Rodgers Housing -	BL	6/23/21 - approved property tax abatement and preparation of Redevelopment Contract	Execution of Redevelopment Contract	Rodgers Housing, LLC	TDC: \$15.3 million  Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 years / 100%	Mixed-income multi-family