

LCRA Active Projects Tracking System (APTS)

In Process

EXHIBIT 7A
LCRA 12/28/21

URA	Project	Staff	Last Action	Next Action	Applicant	MBE/WBE Status	Project Description
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	Construction complete; tax abatement certificate pending	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	Palestine Gardens Senior Citizen Housing	BL	10/27/21 - issued Request for Proposals for the renovation of Palestine Gardens and Palestine Gardens North	Prepare and execute Redevelopment Contract	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	Executed Amendment to Redevelopment Agreement; Monitor construction	3930 Troost, LLC, an affiliate of DowCon, LLC, with Dromar Development Redevelopment Contract: 4/27/21 Construction Completion: 6/30/23 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		
Garfield	2600 Independence Blvd./Independence Retail Plaza	BL	11/30/21 - approved extension of completion date to 2/28/2022	Monitor construction; tax abatement certificate pending	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: 2/28/22 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		
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		

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Hospital Hill II	Western Baptist Bible College / 2119 Tracy	DM	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: \$9,176,545	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		
Hospital Hill North	2121 Charlotte - TMC/Landmark M.O.B. sale/leaseback	BE	11/30/21 - approved ownership interest transfer to Physicians Realty Trust	Prepare and execute ownership transfer docs	TMC/Landmark	TDC: \$30 Million	TMC/Landmark M.O.B. - sale leaseback
URP Expiration: 4/21/2031					Redevelopment Contract: Construction Completion: Incentive: 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; need to amend construction completion clause in Redevelopment Agreement	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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Martin City	13501 Holmes	BL	5/26/21 - authorized issuance of bonds	Finalize Redevelopment Ag, STECM docs	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		
Martin City	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:	multi-family housing project comprising 211 apartment units
URP Expiration: 7/5/2034					Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 year / 75% TA & STECM		
Oak Park	3855 Woodland	BL	6/19/19 - approved TA and Redevelopment Agreement	Monitor construction; need to amend construction completion clause in Redevelopment Agreement	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		
Oak Street Townhomes	URP/URA creation	BL	8/26/21 - approved creation of URA/P	City Council approval of URA/P	MarCor Holdings, LLC	TDC: \$13,500,000	Remediation of Blight via Construction of 19 townhomes
URP Expiration: 15 years from date of					Redevelopment Contract: TBD Construction Completion: TBD Incentive: Tax Abatement		

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The Cleveland Duplexes	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	TDC: \$12.6 Million	Renovation of 40 duplexes, with 80 total units, reserved for households at or below 60% of AMI
URP Expiration: 20 years after approv					Redevelopment Contract: TBD Construction Completion: TBD Incentive: 25 years / 100%; STECM; sale/leaseback		
Truman & Wyandotte	Downtown Convention Center Hotel	BE	11/30/21 - approved 2 year loan extension and loan docs	Prepare and execute loan docs	KC Hotel Developers, LLC	TDC: \$300 Million	Convention hotel with 800 rooms, meeting space and off-street parking
URP Expiration: 7/23/2050					Redevelopment Contract: 1/18/18 Construction Completion: Winter 2020 Incentive: sale/leaseback 2050		
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		
Wheatley-Provident Hospital	1826 Forest	BL	7/28/21 - approved 10 year / 100% abatement and a redevelopment agreement	Monitor construction	1826 Forest RE Holdings, LLC	TDC: \$8.4 Million	Historic rehaband adaptive reuse of the deteriorated former hospital into commercial spaces
URP Expiration: 7/1/2036					Redevelopment Contract: 8/30/21 Construction Completion: 12/31/23 Incentive: 10 years / 100%		
Woodland	Sam Rodgers Housing -	BL	6/23/21 - approved property tax abatement and preparation of Redevelopment Contract	Waiting on title company to record Redevelopment Contract; monitor construction	Rodgers Housing, LLC	TDC: \$15.3 million	Mixed-income multi-family
URP Expiration: 10 yr. renewal					Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 years / 100%		