

LCRA Active Projects Tracking System (APTS)

In Process

EXHIBIT 3A
LCRA 7/26/22

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		
21st & Montgall	1st Amendment to URA/URP	BL	1/25/22 - Approved 1st Amendment to 21st & Montgall URP to extend its term for an additional 10 years	City Council approval of 1st Amendment	N/A	TDC: N/A	1st Amendment to URA/P to extend term
URP Expiration: 3/15/2022					Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A		
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	Redevelopment Contract still has blanks in it for commencement and completion dates and the legal description is subject to change once the property is re-platted since they will be owner-occupied units	Remez Partners, LLC	TDC: N/A	Creation of 9 three – bedroom townhouses
URP Expiration: 15 years after approv					Redevelopment Contract: 12/27/21 Construction Completion: 12/31/23 Incentive: 10 years / 100%		

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33rd & Montgall	Palestine Gardens Senior Citizen Housing	BL	2/22/22 - TEFRA Hearing	Finalize and execute Redevelopment Contract	PG PGN OWNER, LLC, affiliated with Palestine Gardens North, Inc., Palestine Gardens, Inc., and Dromara Development Redevelopment Contract: TBD Construction Completion: TBD Incentive: Tax Abatement	TDC: \$10.6 Million	Low income multi-family - development of 10 buildings, including a community building into 39 units for very low-income and moderate - income households
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							
43rd & Belleview	Plan termination	BL	3/22/22 - approved termination of URP	City Council approval of URP termination	N/A Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A	TDC: N/A	N/A
URP Expiration: 5/9/22							
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							

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Brooklyn West URP Expiration: 6/27/2026	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 Redevelopment Contract: 9/23/2020 Construction Completion: 4/30/2023 Incentive: 10 year / 100%	Winndolyn Single-Family Homes - 25 market-rate, Victorian-style
Central Business District URP Expiration: 10 yr. renewal	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 Redevelopment Contract: 5/20/2020 Construction Completion: 6/30/2022 Incentive: 10 year / 100% TA	Affordable multifamily - 13-story, 156-unit affordable housing units
Central Business District URP Expiration: 10 yr. renewal	906-910 Grand	BE	12/28/21 - Selected Redeveloper of the project and approved acquisition and lease of project property by LCRA to the Redeveloper	Sale/leaseback approved and waiting on developer comments to project/bond documents.	906 Grand Boulevard Hospitality LLC	TDC: \$7,300,000 Redevelopment Contract: TBD Construction Completion: TBD Incentive:	Tax Abatement
Central Business District URP Expiration: 10 yr. renewal	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 Redevelopment Contract: 11/20/19 Construction Completion: 10/31/2022 Incentive: 90% for 10 years	Mix-use commercial - renovate Mark Twain hotel into 202 apts. with ground floor retail
Clarion Hotel URP Expiration: 4/5/2022	Plan Termination	BL	1/25/22 - 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

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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%		
Columbus Park	Columbus Park Apts.	BE	3/22/22 - Approved TA and Redevelopment Contract with DAK Pacific	Execute Redevelopment Contract	DAK Pacific, LLC	TDC: \$6.6 million	Construction of 10 for-sale townhomes on Pacific Street; construction of 5 duplexes; small commercial building on the southwest corner of Pacific and Troost
URP Expiration: 10 yr. renewal					Redevelopment Contract: TBD Construction Completion: 12/31/24 Incentive: 10 years / 75% on townhomes and 100% on apts.		
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	2331 -2333 Lister Avenue	BL	12/28/21 - approved 100%/10 year TA and Redevelopment Contract with ACS	Finalize and execute Redevelopment Contract	ACS, LLC	TDC: \$405,893	Rnovation of long-vacant three-story, brick apartment into six, three-bedroom residential units
URP Expiration: 10 yr. renewal					Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 year / 100%		
East 23rd Street	Kensington Heights Apartments/Gabriel Towers/1600 Jackson	DM/BE	6/30/21 - executed Supplemental Agreement	Monitor sale	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		

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Eastside URP Expiration: 10 yr. renewal	500 E. 8th / AT&T Building	BL	3/22/22 - approved 10 year 75% TA and Redevelopment Contract	Finalize Redevelopment Contract	Well TBC Kansas City JV, LLC Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 years / 75%	TDC: \$82.2 million	Affordable historic rehab to convert vacant office building into studios, 1 & 2-bed apts. w/25 affordable studio apts
Garfield URP Expiration: 10 yr. renewal	NewView Place II affordable housing	BL	2/22/22 - approved property tax abatement of 10 year / 100% and Redevelopment Contract	Finalize and execute Redevelopment Contract	NewView Place II, LLC Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 years / 100%	TDC: \$15.3 million	Development of 8 buildings on 7 parcels, with a total of 69 apartments, in the Pendleton Heights neighborhood. All 69 units will be reserved for very low-income and moderate - income households
Gotham Apartments URP Expiration: 4/7/2022	1st Amendment to URA/P	BE	1/25/22 - Approved 1st Amendment to Gotham Apartments URP to extend term for an additional 10 years	City Council approval of 1st Amendment	N/A Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A	TDC: N/A	Extension of URP term
Grand McGee URP Expiration: 9/14/21	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
Habitat for Humanity Scattered Site II URP Expiration: 2036	3320 & 3322 Tracy	BL	3/22/22 - approved removal of 3320 & 3322 Tracy from URP	City Council approval of removal of the 2 properties	KC MASS Services Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A	TDC:	Removal of 3320 & 3322 Tracy from URP

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Hospital Hill II	2700 & 2701 Troost multi-family project	BL	5/26/21 - approved TA, STECM, sale/leaseback	waiting on developer comments to sale/leaseback documents	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	DM	6/23/21 - approved tax abatement and authorized preparation of sale/leaseback agreement and related bond documents	Waiting on developer comments to sale/leaseback 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		
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	Waiting on developer comments to sale/leaseback documents	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: TBD Construction Completion: TBD 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	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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Longfellow Dutch Hill	3130 Gillham / Aines Dairy Lofts	BL	2/22/22 - approved 100% / 10 year TA and Redevelopment Contract	Finalize and execute Redevelopment Contract	Exact Landmark, LLC	TDC: \$9.5 million	Aines Dairy historic rehab/adaptive reuse of two-story commercial/industrial building into a mixed-use commercial/multi-family
URP Expiration: 11/30/23					Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 year / 100% TA		
Main Street - ABC/36 Block	8 parcels on west side of Main Street, with 2 parcels in the 3200 – block and 6 parcels in the 3600 – block of Main Street and Baltimore Avenue	BL	5/24/22 - approved blight finding and Plan	City Council approval of blight finding and Plan	Exact Landmark, LLC	TDC: \$13 Million	Plan creation
URP Expiration: 15 years from date of					Redevelopment Contract: TBD Construction Completion: TBD Incentive: Tax Abatement		
Oak Park	3855 Woodland	BL	6/19/19 - approved TA and Redevelopment Agreement	Construction delayed by COVID; developer seeking additional funding to undertake project	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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Scarritt Renaissance I	Extension of URP expiration date	BL	3/22/22 - approved 10 year extension of URP expiration dates	City Council approval of 10 year extension of URP expiration dates	N/A	TDC: N/A	Extension of URP expiration dates
URP Expiration: 5/17/2021					Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A		
The Cleveland Duplexes	Cleveland Avenue affordable duplexes	BL	5/26/21 - increased TA from 20 to 25 years	Sale/leaseback approved and waiting on developer and lender comments to project/bond documents	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 & Oak	Plan Termination	BL	1/25/22 - Approved Plan termination	City Council approval of Plan Termination	N/A	TDC: N/A	Plan Termination
URP Expiration: 1/25/2022					Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A		
Wendell Phillips	2400 – and 2500 – Blocks of Highland Avenue	BL	2/22/22 - Approved TA; Redevelopment Contract; and UNI Crescendo as developer	Finalize and execute Redevelopment Contract and related docs	UNI Crescendo	TDC: \$10.6 million	Affordable housing development of 10 buildings
URP Expiration: 10 yr. renewal					Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 year / 100%; STECM		
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		

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Wheatley-Provident Hospital URP Expiration: 7/1/2036	1826 Forest	BL	1/25/22 - approved extension of project commencement date to 9/15/22 and completion date to 9/15/24	Monitor construction	1826 Forest RE Holdings, LLC Redevelopment Contract: 8/30/21 Construction Completion: 9/15/24 Incentive: 10 years / 100%	TDC: \$8.4 Million	Commercial - Historic rehab and 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	Monitor construction	Rodgers Housing, LLC Redevelopment Contract: 11/11/21 Construction Completion: 6/30/24 Incentive: 10 years / 100%	TDC: \$15.3 million	Mixed-income multi-family