

LCRA Active Projects Tracking System (APTS)

In Process

EXHIBIT 5A
LCRA 12/12/22

URA	Project	Staff	Last Action	Next Action	Applicant	MBE/WBE Status	Project Description
29 Belle	913 W. 29th	BL	10/27/21 - approved 10 year / 100% abatement and a redevelopment contract with Remez Partners	Monitor construction	Remez Partners, LLC	TDC: N/A	Creation of 9 three – bedroom townhouses
URP Expiration: 8/26/2036					Redevelopment Contract: 12/27/21 Construction Completion: 12/31/23 Incentive: 10 years / 100%		
33rd & Montgall	Palestine Gardens Senior Citizen Housing	BL	10/27/22 - authorized bonds in max amount of \$11 Million, execution of bond and project docs to fund development and approved PG/PGN as redeveloper and terminated 8/2/96 Redevelopment Contract	Execute documents	PG PGN OWNER, LLC, affiliated with Palestine Gardens North, Inc., Palestine Gardens, Inc., and Dromara Development	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					Redevelopment Contract: TBD Construction Completion: TBD Incentive: Tax Abatement		
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	Monitor construction	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: 4/27/21 Construction Completion: 6/30/23 Incentive: 10 years / 100%		
Brittany Pointe	Plan Termination	BL	9/27/22 - approved Plan termination	City Council approval of Plan termination	N/A	TDC:	Plan Termination
URP Expiration: 12/6/2022					Redevelopment Contract: Construction Completion: Incentive: N/A		

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Brooklyn West	Winndolyn single-family homes / 13th & Euclid	BL	9/30/20 - approved 10 year 100% 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	906-910 Grand	BE	11/1/22 - closed loan docs	Monitor construction	906 Grand Boulevard Hospitality LLC	TDC: \$7,300,000	85% Years 1-2; 75% Years 3-10
URP Expiration: 10 yr. renewal					Redevelopment Contract: 10/1/22 Construction Completion: 12/31/24 Incentive: sale/leaseback		
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	Columbus Park Apts.	BE	3/22/22 - Approved TA and Redevelopment Contract with DAK Pacific	Redevelopment Contract approved but unsigned; Developer considering converting to a sale/leaseback project with STECM	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.		

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East 23rd Street URP Expiration: 10 yr. renewal	2331 -2333 Lister Avenue	BL	12/28/21 - approved 100%/10 year TA and Redevelopment Contract with ACS	Monitor construction	ACS, LLC	TDC: \$405,893 Redevelopment Contract: 7/28/22 Construction Completion: 8/31/2023 Incentive: 10 year / 100%	Renovation of long-vacant three-story, brick apartment into six, three-bedroom residential units
East 23rd Street URP Expiration: 10 yr. renewal	Kensington Heights Apartments/Gabriel Towers/1600 Jackson	DM/BE	6/30/21 - executed Supplemental Agreement	Monitor sale	Millennia Housing Development, L.L.C.	TDC: Redevelopment Contract: 10/24/03 Construction Completion: Incentive: sale/leaseback expires 12/1/2049	Affordable elderly housing
Eastside URP Expiration: 10 yr. renewal	500 E. 8th / AT&T Building	BL	3/22/22 - approved 10 year 75% TA and Redevelopment Contract	Monitor construction	Well TBC Kansas City JV, LLC	TDC: \$82.2 million Redevelopment Contract: 3/22/22 Construction Completion: 3/31/2025 Incentive: 10 years / 75%	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	TDC: \$15.3 million Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 years / 100%	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

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Hospital Hill II	2700 & 2701 Troost multi-family project	BL	5/26/21 - approved TA, STECM, sale/leaseback	Finalize and execute sale/leaseback and STECM documents; Bond authorization needed	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	Bond authorization needed; Finalize documents; Developer is searching for lender.	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		
Infill Housing #217-220	Plan Termination	BL	9/27/22 - approved Plan termination	City Council approval of Plan termination	N/A	TDC:	Plan Termination
URP Expiration: 10/24/2022					Redevelopment Contract: Construction Completion: Incentive: N/A		
Longfellow Dutch Hill	3000 Troost	BL	9/12/22 - developer not in compliance with CREO MBE/WBE	Attempt to work with developer to obtain compliance	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		

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Longfellow Dutch Hill	3130 Gillham / Aines Dairy Lofts	BL	2/22/22 - approved 100% / 10 year TA and Redevelopment Contract	Monitor construction	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: 8/19/22 Construction Completion: 12/31/2023 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	9/27/22 - approved contract extension to 12/31/23	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: 12/31/2023 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 URP Expiration: 5/17/2021	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 Redevelopment Contract: N/A Construction Completion: N/A Incentive: N/A	Extension of URP expiration dates
Seven Oaks URP Expiration: 9/13/2042	St. Michael's Veterans Center/Holy Temple Homes - Phase 3	BE	9/27/22 - approved STECM	Sale/leaseback contract and bond authorization needed; developer plans to close in fall 2022.	St. Michael's Veterans Center, Inc.	TDC: N/A Redevelopment Contract: Construction Completion: Incentive: Tax Abatement	Construction of 62 units of housing for veterans
Switzer-West Schools URP Expiration: 4/16/2030	Switzer Lofts / 1810 & 1829 Madison	BL	10/27/22 - Approved assignment and assumption and amendment of Redevelopment Contract	Execute necessary documents	Switzer Apartments, LLC (Foutch Bros.)	TDC: \$15.6 Million Redevelopment Contract: 7/27/2015 Construction Completion: 6/30/2017 Incentive: N/A	Historic rehab of vacant school for 90 market-rate apartments
The Cleveland Duplexes URP Expiration: 20 years after approv	Cleveland Avenue affordable duplexes	BL	11/1/22	Monitor construction and sale/leaseback	RCG II, LLC, affiliate of Community Builders of KC	TDC: \$12.6 Million Redevelopment Contract: 11/1/22 - sa Construction Completion: 3/31/24 Incentive: 25 years / 100%; STECM; sale/leaseback	Renovation of 40 duplexes, with 80 total units, reserved for households at or below 60% of AMI
Wendell Phillips URP Expiration: 10 yr. renewal	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; Bond authorization needed; developer plans to close in fall 2022	UNI Crescendo	TDC: \$10.6 million Redevelopment Contract: TBD Construction Completion: TBD Incentive: 10 year / 100%; STECM	Affordable housing development of 10 buildings

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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	TDC: \$8.4 Million	Commercial - Historic rehab and adaptive reuse of the deteriorated former hospital into commercial spaces
					Redevelopment Contract: 8/30/21 Construction Completion: 9/15/24 Incentive: 10 years / 100%		
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	TDC: \$15.3 million	Mixed-income multi-family
					Redevelopment Contract: 11/11/21 Construction Completion: 6/30/24 Incentive: 10 years / 100%		