

LCRA Active Projects Tracking System (APTS)

In Process

EXHIBIT 4A

LCRA 9/26/18

URA	Project	Staff	Last Action	Next Action	Applicant	Incentive	MBE/WBE Status	Project Description
13th & Locust	Interstate Bldg. - 417 E. 13th Street	BE	5/23/18 - Approved Settlement Agreement and construction extension to 9/30/18	Monitor construction	Interstate Building, LLC/Mark Patel	Tax Abatement	Letter of Intent Rec'd: URP Expiration: 10 yr. renewal Date of Redevelopment Contract: 7/26/13 Construction Completion Deadline: 9/30/18 - 1st amd	Acquisition & historic rehabilitation of the Interstate Building at 417 E. 13th Street to convert into a 72 – 76-room limited-service hotel TDC: TBD
3200 Gillham Road	3200 Gillham Road	BL	6/27/18 - approved 1st Amendment and Consent to Assignment	Monitor construction	Exact Acme, LLC	Tax Abatement	Letter of Intent Rec'd: URP Expiration: 2027 Date of Redevelopment Contract: 10/25/17 Construction Completion Deadline: 7/1/19 (1st Amd)	Historic rehab of vacant commercial building into market-rate apartments TDC: \$4.8 Million
6434 Paseo	6410 Paseo/Brookside East Senior Apartments	BL	8/22/18 - authorized issuance of bonds and approved execution of documents	Finalize sale/leaseback docs	6410 Paseo Blvd., LLC, an affiliate of UC-B Properties, LLC	tax abatement	Letter of Intent Rec'd: URP Expiration: 10/12/2032 Date of Redevelopment Contract: in process Construction Completion Deadline:	Development of a 96,443 square foot, 82- unit age-restricted (senior) apartment building TDC: \$13,892,951 million
6434 Paseo	6434 Paseo	BL	8/23/17 Approved Redevelopment Contract	Finalize/execute Redevelopment Contract - awaiting parcel finalization for legal description	6434 Paseo, LLC, an affiliate of Clemons Real Estate	Tax Abatement	Letter of Intent Rec'd: URP Expiration: 10/12/2032 Date of Redevelopment Contract: in process Construction Completion Deadline:	Renovation of two multifamily buildings for continued use as 45 workforce apartments TDC: \$3 Million

LCRA Active Projects Tracking System (APTS)

In Process

URA	Project	Staff	Last Action	Next Action	Applicant	Incentive	MBE/WBE Status	Project Description
Administrative	Affirmative Action Policy	GF/BE	8/22/18 - status update from Mr. Engel	Agency/developer joint version voted down by City Council; Committee and other versions still being developed/discussed	N/A	N/A	N/A	Development of uniform Affirmative Action Policy for all agencies
					Letter of Intent Rec'd: N/A			
					URP Expiration: N/A			
					Date of Redevelopment Contract: N/A			TDC: N/A
					Construction Completion Deadline: N/A			
Administrative	Housing Policy re incentive and workforce housing in downtown area	GF/DM	7/25/18 - Staff update and discussion re same	Marketing to developers	City of Kansas City, Missouri	N/A	N/A	Develop uniform housing policy including workforce and incentive for downtown Kansas City
					Letter of Intent Rec'd: N/A			
					URP Expiration: N/A			
					Date of Redevelopment Contract: N/A			TDC: N/A
					Construction Completion Deadline: N/A			
Arterra 21	2100 Wyandotte - Arterra 21 multifamily	BE	5/2/17 Finalized amended redevelopment contract, real estate lease and loan documents	Monitor construction	Arterra, LLC	Tax Abatement		Develop an 8-11 story market-rate multifamily building with structured parking at 2100 Wyandotte
					Letter of Intent Rec'd:			
					URP Expiration: 2/19/2035			
					Date of Redevelopment Contract: 8/1/17			TDC: \$40.7 Million
					Construction Completion Deadline: 5/31/19			

LCRA Active Projects Tracking System (APTS)

In Process

URA	Project	Staff	Last Action	Next Action	Applicant	Incentive	MBE/WBE Status	Project Description
Blue Valley	Blue Valley Industrial - Blue Nile/YANA Properties	GF	8/22/18 - selected Blue Nile Contractors as project developer	Phase I environmental	YANA Properties, LLC (d/b/a Blue Nile Contractors)	N/A		LCRA pass-through of a vacant 5-acre City-owned site to developer for their new company office and storage yard
							Letter of Intent Rec'd:	
							URP Expiration: 8/27/2018 Date of Redevelopment Contract: N/A Construction Completion Deadline: N/A	
Boulevard Heights	Blenheim School Apts./2411 E. 70th Terrace	DM/BE	10/25/17 Approved amendment to Redevelopment Contract re extension of dates, legal description, and update notice provision	Monitor construction	Blenheim School Apartments, L.P.	tax abatement		rehabilitation of a vacant former school building into 52 affordable senior (55+) apartments
							Letter of Intent Rec'd:	
							URP Expiration: 8/28/2021 Date of Redevelopment Contract: 7/18/17 Construction Completion Deadline: 4/1/2019	
Central Business District	600 Central/OGGI Lofts	BL	9/28/16 Approved Redevelopment Contract and 10-Year TA	Monitor construction; issue tax abatement	600 Central Apartments, LLC.	tax abatement		\$5.7 Million historic rehabilitation of a four-story historic commercial building into 25 apartments
							Letter of Intent Rec'd: Yes	
							URP Expiration: 10 yr. renewal Date of Redevelopment Contract: 10/28/16 Construction Completion Deadline: 12/31/2018	

LCRA Active Projects Tracking System (APTS)

In Process

URA	Project	Staff	Last Action	Next Action	Applicant	Incentive	MBE/WBE Status	Project Description
Central Business District	905 Broadway/Milliner Lofts	BL/GF	5/23/18 - Approved 2nd Amendment to Redevelopment Contract with 905 BROADWAY, LLC to extend end construction date to 12/31/2018	Monitor construction	905 BROADWAY, LLC	Tax Abatement		\$7.2 Million historic rehabilitation of a five-story historic commercial building into 26 apartments
							Letter of Intent Rec'd:	
							URP Expiration: 10 yr. renewal	
							Date of Redevelopment Contract: 6/22/16	
Construction Completion Deadline: 12/31/2018 - 2nd Amd							TDC: \$7,200,000	
Central Business District	911/921 Main/Commerce Tower	BL	9/20/17 Issued tax abatement certificate for 911 Main	Developer determination re tax abatement certificate for 2nd parcel (garage)	Commerce Tower Group, LLC	Tax Abatement		Acquisition of 911 and 921 Main Street and rehabilitation of the existing Commerce Tower building at 911 Main Street for use as a mixed-use development with commercial uses and market-rate apartments.
							Letter of Intent Rec'd:	
							URP Expiration: 10 yr. renewal	
							Date of Redevelopment Contract: 12/17/2014	
Construction Completion Deadline: 7/31/18							TDC: \$119 million	
Central Business District	Kansas City Club/Muehlebach Hotel	DM	5/23/18 - Reviewed financial presentation by SB Friedman	Waiting on developer's application	MFH Properties, LLC	Tax Abatement		Renovation of KC Club to upscale hotel, Muehlebach Hotel to apts., and new construction of parking garage and office building
							Letter of Intent Rec'd:	
							URP Expiration: 10 yr. renewal	
							Date of Redevelopment Contract: TBD	
Construction Completion Deadline: TBD							TDC: \$114M estimated	

LCRA Active Projects Tracking System (APTS)

In Process

URA	Project	Staff	Last Action	Next Action	Applicant	Incentive	MBE/WBE Status	Project Description
Columbus Park	Columbus Park development - Phase 2	GF/BE	7/26/17 Ratified and Approved Second Amendment to Infrastructure Funding Contract	First Phase 2 closing is complete. Second Phase 2 closing is still pending	Columbus Park Development Group 2, LLC.	N/A	Letter of Intent Rec'd: URP Expiration: 10 yr. renewal Date of Redevelopment Contract: Construction Completion Deadline: Phase 2	Columbus Park development - apts/construction office/community garden/farmer's market TDC:
East 23rd Street	Kensington Heights Apartments/1600 Jackson	GF	9/27/17 Approved Amended Sale/Leaseback Agreement Redevelopment Contract, Amended Lease, and Lender documents	Monitor tenant complaints and property management response	Millennia Housing Development, L.L.C.	property sale	Letter of Intent Rec'd: URP Expiration: 10 yr. renewal Date of Redevelopment Contract: 10/24/03 Construction Completion Deadline: sale/leaseback expires 12/1/2049	Affordable elderly housing TDC:
East Crossroads	1707 Locust	DM	2/28/18 - Approved Amendment and Assumption of Redevelopment Contract with 1707 Locust Investors, LLC	Execute Amendment and Assumption of Redevelopment Ag w/1707 Locust Investors	1707 Locust Investors, LLC	Tax Abatement	Letter of Intent Rec'd: URP Expiration: 8/13/2035 Date of Redevelopment Contract: TBD Construction Completion Deadline: TBD	renovation of warehouse/office 2 story building that currently has no utility access into a “warm shell” office building with 2 leasable, commercial units TDC: \$783,838

LCRA Active Projects Tracking System (APTS)

In Process

URA	Project	Staff	Last Action	Next Action	Applicant	Incentive	MBE/WBE Status	Project Description
East Crossroads/Grand Avenue South	Abbott Portfolio - 1508 Holmes	BL	2/2/18 Finalized Redevelopment Contract	Monitor construction	Matthew Abbott/1508 Holmes Realty, LLC/Carbondale Apt. Group, LLC	Tax Abatement		Renovation of vacant commercial buildings into mix of office, retail, artist studios, and creative spaces
							Letter of Intent Rec'd:	
							URP Expiration: 8/2035 - 4/202	
							Date of Redevelopment Contract: 12/21/17 Construction Completion Deadline: 12/31/20	
East Crossroads/Grand Avenue South	Abbott Portfolio - 1608 Locust	BL	2/2/18 Finalized Redevelopment Contract	Monitor construction	Matthew Abbott/Carter Property Group, LLC	Tax Abatement		Renovation of vacant commercial buildings into mix of office, retail, artist studios, and creative spaces
							Letter of Intent Rec'd:	
							URP Expiration: 8/2035 - 4/202	
							Date of Redevelopment Contract: 12/21/17 Construction Completion Deadline: 12/31/20	
East Crossroads/Grand Avenue South	Abbott Portfolio - 1733 Locust	BL	2/2/18 Finalized Redevelopment Contract	Monitor construction; MBE/WBE issues need to be resolved	Matthew Abbott/1733 Locust, LLC	Tax Abatement		Renovation of vacant commercial buildings into mix of office, retail, artist studios, and creative spaces
							Letter of Intent Rec'd:	
							URP Expiration: 8/2035 - 4/202	
							Date of Redevelopment Contract: 12/21/17 Construction Completion Deadline: 12/31/20	

LCRA Active Projects Tracking System (APTS)

In Process

URA	Project	Staff	Last Action	Next Action	Applicant	Incentive	MBE/WBE Status	Project Description
Garfield	2300 Independence Avenue	BL	8/23/17 Redevelopment Contract (recorded 12/26/17)	Monitor construction	Pendleton ArtsBlock, LLC., affiliate of Brinshore Development and Housing Authority of Kansas City	Tax Abatement	Letter of Intent Rec'd: URP Expiration: 10 yr. renewal Date of Redevelopment Contract: 12/21/17 Construction Completion Deadline: 3/31/20	Paseo Gateway/Choice Neighborhoods grant to replace aging Chouteau Courts with mixed-use building TDC: \$8.2 Million
Gotham Apartments	2718 – 3012 – 3200 – 3206 – 3210 – 3216 E. Linwood Blvd./Gotham Apts.	BL	5/23/18 - executed Redevelopment Contract	Monitor construction	Linwood Apartments, LLC	Tax Abatement	Letter of Intent Rec'd: URP Expiration: 4/7/2022 Date of Redevelopment Contract: 5/23/18 Construction Completion Deadline: 4/30/19	Historic rehab of 6 multifamily buildings for continued use as 103 affordable apartments TDC: \$17 Million
Grand Avenue Office Campus	1207 Grand Blvd.	BE	3/28/18 - approved Sale and Redevelopment and Funding Contract	City waiting for KCATA to complete bus stop improvements before it transfers property to LCRA	City of Kansas City, Missouri/112 Redevelopers, LLC		Letter of Intent Rec'd: URP Expiration: 10 yr. renewal Date of Redevelopment Contract: In Process Construction Completion Deadline: In Process	Acquisition & Redevelopment of surface parking lot at 1207 Grand TDC:

LCRA Active Projects Tracking System (APTS)

In Process

URA	Project	Staff	Last Action	Next Action	Applicant	Incentive	MBE/WBE Status	Project Description
Grand Avenue South	Hotel Indigo - 2020 Grand	BL	1/27/16 Approved abatement/Redevelopment Contract; conducted inspection 9/10/18	Issue tax abatement	Carbondale Apartment Group/Matt Abbott	Tax Abatement		Construction of limited service hotel
							Letter of Intent Rec'd: Yes	
							URP Expiration: 4/7/2020	
							Date of Redevelopment Contract: 8/19/2016 Construction Completion Deadline: 7/1/2018	
Hospital Hill II	Beacon Hill - 27th & Troost/Three Corners	BE	1/24/18 - Approved Revised Commercial Real Estate Sales Contract to 27th and Troost, LLC, an affiliate of Milhaus Properties, LLC and extended term to 2/16/18	Monitor construction	Milhaus Properties, LLC		N/A	Real estate sale of property located at 27th and Troost Three Corners
							Letter of Intent Rec'd: N/A	
							URP Expiration: 10 yr. renewal	
							Date of Redevelopment Contract: PIEA Construction Completion Deadline: Sale Contract 2/16/18 1st Amd	
Hospital Hill II	Beacon Hill - 27th & Troost/Two Corners	GF/BE	1/24/18 - Approved Commercial Real Estate Sale Contract with Botwin	Execute Sale Contract; legal counsel awaiting developer comments	Botwin Commercial Development			mixed-use development as part of larger master redevelopment alongside co-developer, Milhaus
							Letter of Intent Rec'd:	
							URP Expiration: 10 yr. renewal	
							Date of Redevelopment Contract: Construction Completion Deadline:	

LCRA Active Projects Tracking System (APTS)

In Process

URA	Project	Staff	Last Action	Next Action	Applicant	Incentive	MBE/WBE Status	Project Description
Hospital Hill II	Beacon Hill - Mount Prospect/22nd Street & Tracy - sale of 36 properties	GF/BE	6/27/18 - approved 1st Amendment to Purchase & Redevelopment Contract to revise legal and extend 6/29/18 closing date 90 days	Execute 1st Amendment; Monitor construction	UC-B Home Builders, LLC	Tax Abatement	Letter of Intent Rec'd:	Development of high quality, market-rate, residential/commercial/mixed-use project along 22nd Street in Beacon Hill
							URP Expiration: 10 yr. renewal	
							Date of Redevelopment Contract: N/A	
Hospital Hill II	Charlie's House/900 E. 24th Terrace	BE	8/22/18 - approved termination and release of redevelopment contract		City of Kansas City, Missouri	N/A	Construction Completion Deadline: Spring 2019	Termination and release of LCRA 1989 redevelopment contract with MBA Properties and McCormack Baron & Associates, Inc. from property chain of title
							Letter of Intent Rec'd: N/A	
							URP Expiration: 10 yr. renewal	
Hospital Hill II	UH-II Contract Termination	BE	8/22/18 - approved termination and release of contracts		Truman Medical Center	N/A	Date of Redevelopment Contract: N/A	Release of 2 old contracts (Brothers of Mercy/KC General Hospital) from property chain of title
							Construction Completion Deadline: N/A	
							Letter of Intent Rec'd: N/A	
Hospital Hill II	UH-II Contract Termination	BE	8/22/18 - approved termination and release of contracts		Truman Medical Center	N/A	URP Expiration: 10 yr. renewal	Release of 2 old contracts (Brothers of Mercy/KC General Hospital) from property chain of title
							Date of Redevelopment Contract: N/A	
							Construction Completion Deadline: N/A	

LCRA Active Projects Tracking System (APTS)

In Process

URA	Project	Staff	Last Action	Next Action	Applicant	Incentive	MBE/WBE Status	Project Description
Independence Plaza	1010-1020 Prospect	BL	6/29/17 recorded Redevelopment Contract	Tax abatement application from developer unlikely	By His Design (Clemons Real Estate) and Independence Plaza Neighborhood Council	tax abatement	Letter of Intent Rec'd: URP Expiration: 10 yr. renewal Date of Redevelopment Contract: 5/1/2017 Construction Completion Deadline: 1/31/2018	Rehabilitation of 2 vacant and deteriorating multifamily buildings into 14 two-bedroom apartments TDC: \$676,000
Linwood & Cleveland	3800 Linwood YMCA Linwood Project	BE	1/25/17 Approved Revised Redevelopment Contract and updated Resolution	LCRA will but has not yet acquired parcel. Parking lot property currently owned by Linwood YMCA. Once YMCA transfers property to LCRA, LCRA will lease it to YMCA. Developer's counsel reviewing closing docs so no closing date yet as of 8/9/18	YMCA of Greater Kansas City	acquisition assistance	Letter of Intent Rec'd: URP Expiration: 3/24/2036 Date of Redevelopment Contract: 1/31/2017 Construction Completion Deadline: 12/31/2019	Linwood YMCA expansion; Truman Medical Center to develop clinic and off-street parking; closed Delano School also included in URP TDC: N/A
Linwood Prospect	Linwood Shoppes - 3101 Prospect/KCATA bus stop	BE	4/13/18 - rec'd consent from Don Maxwell/Linwood Shopping Center	Waiting on recorded copy from City	City of Kansas City, Missouri	N/A	N/A Letter of Intent Rec'd: N/A URP Expiration: 10 yr. renewal Date of Redevelopment Contract: N/A Construction Completion Deadline: N/A	permanent pedestrian easement for sidewalk purposes along Prospect Avenue and 31st Street to allow pedestrian access to and the construction, maintenance and repair of sidewalk improvements for a KCATA bus stop TDC:

LCRA Active Projects Tracking System (APTS)

In Process

URA	Project	Staff	Last Action	Next Action	Applicant	Incentive	MBE/WBE Status	Project Description
Linwood Prospect	Linwood Square Shopping Center	GF/BE	6/27/18 - approved Amendment to Assignment	Execute Amendment; financials due by 12/31/18	Linwood Shopping Center Redevelopment Company, LLC			Assignment, Assumption and Amendment of Ground Lease and Redevelopment Contract
							Letter of Intent Rec'd:	
							URP Expiration: 10 yr. renewal	
							Date of Redevelopment Contract: 1/31/17 - Assignment Construction Completion Deadline: 7/31/19	
Linwood Prospect	Morningstar Senior Apartments	DM	1/25/17 Released Redevelopment Contract with Morningstar Development Co.	Construction monitoring; waiting on tax abatement application	Morningstar Senior, LP	Tax Abatement		Purchase and redevelopment of 2723 Wabash, 2729-31 Wabash, 2735 Wabash, 2700 Prospect and 2704 Prospect into a Young & Family Life Center - \$8.4 million, 3-story elevator building with 40 mixed-income, 2 bed senior apts.
							Letter of Intent Rec'd:	
							URP Expiration: 10 yr. renewal	
							Date of Redevelopment Contract: 1/25/2017 Construction Completion Deadline: 1/31/2018	
Longfellow/Dutch Hill	Bitterman Candy buildings - 3105-3111 Gillham Road	DM	7/26/17 Approved Redevelopment Contract and abatement	Monitor construction; waiting on tax abatement certificate application	BB63 II, LLC/Butch Rigby	Tax Abatement		Rehab of Bitterman Candy buildings into commercial and artist space for profit and not-for-profit tenants
							Letter of Intent Rec'd:	
							URP Expiration: 11/20/2023	
							Date of Redevelopment Contract: 12/7/17 Construction Completion Deadline: 5/1/2018	
Manual Outline	18th & Paseo	BE	7/25/18 - approved termination and release of Purchase & Redevelopment Contract	Execute Termination	Negro Leagues Baseball Museum, Inc/1824 Paseo I, LP	N/A	N/A	Termination and Release of Purchase and Redevelopment Contract
							Letter of Intent Rec'd: N/A	
							URP Expiration: 10 yr. renewal	
							Date of Redevelopment Contract: N/A Construction Completion Deadline: N/A	

LCRA Active Projects Tracking System (APTS)

In Process

URA	Project	Staff	Last Action	Next Action	Applicant	Incentive	MBE/WBE Status	Project Description
Midtown/Plaza Multifamily Infill	629-631 West 39th and 3260 Main	DM	10/25/17 Approved Redevelopment Contract	Finalize/execute Redevelopment Contract and Funding Agreement	FFV Development, LLC	Tax Abatement		3260 Main Street and 629-631 West 39th Street mixed use
							Letter of Intent Rec'd:	
							URP Expiration: 2028 Date of Redevelopment Contract: TBD Construction Completion Deadline: TBD	TDC: 39th - \$8.5M; Main - \$16.8M
Oak Park	3800 Block of Prospect Avenue/Oak Park Townhomes	BL	8/23/17 Approved Redevelopment Agreement and 10 year/100% tax abatement	Developer reconfiguring project due to lack of Missouri LIHTC	Oak Park Neighborhood Association/Do wCon, LLC	Tax Abatement		Development of Affordable Townhomes and Mixed-Use Building in 3800 block of Prospect
							Letter of Intent Rec'd:	
							URP Expiration: Date of Redevelopment Contract: In Process Construction Completion Deadline: In Process	TDC: \$8.7 Million
Seven Oaks	St. Michael's Veterans Center/Holy Temple Homes - Phase 2	BE	9/23/15 Construction on Phase 2	Issue tax abatement certificate for Phase 2. Developer to apply for LIHTC for Phase 3; Phase 3 Housing to begin 12/31/2017	St. Michael's Veterans Center, Inc.	Tax Abatement		Consideration of 10 Years 100% tax abatement and Amendment to the Second Amended and Restated Redevelopment Contract; Developer applying for LIHTC for Phase 3
							Letter of Intent Rec'd:	
							URP Expiration: 9/13/2042 Date of Redevelopment Contract: Amendment 11/25/15 Construction Completion Deadline: Phase 2 Supportive Bldgs 12/17 - 12/20	TDC:

LCRA Active Projects Tracking System (APTS)

In Process

URA	Project	Staff	Last Action	Next Action	Applicant	Incentive	MBE/WBE Status	Project Description
Troost 63rd to 53rd	5500 Block of Troost	DM	8/23/17 Approved Redevelopment Contracts and 10-Year, 100% property tax abatement	Finalize/execute Redevelopment Contracts	Urban Coeur Properties, LLC and University District Venture, LLC	Tax Abatement		\$1.8 million rehabilitation of mixed use sites along the west side of the 5500 block of Troost.
							Letter of Intent Rec'd:	
							URP Expiration: 10 yr. renewal Date of Redevelopment Contract: In process Construction Completion Deadline:	
Troost 63rd to 53rd	Scholars Row - 5522 Troost Avenue	BL	2/2/18 recorded Redevelopment Contract	Monitor construction	Scholars Row LLC	Tax Abatement		Micro-apartment multifamily project targeted to college students
							Letter of Intent Rec'd:	
							URP Expiration: 10 yr. renewal Date of Redevelopment Contract: 1/24/18 Construction Completion Deadline: 12/31/2018	
Truman & Wyandotte	Downtown Convention Center Hotel	BE	4/25/18 - approved license and easement agreement for retaining wall	Monitor construction	KC Hotel Developers, LLC	sale/leaseback		800 – room convention hotel with meeting space and off-street parking
							Letter of Intent Rec'd:	
							URP Expiration: 7/23/2050 Date of Redevelopment Contract: TBD Construction Completion Deadline: TBD	
Uptown Shoppes	Uptown Shoppes - lease expiration	GF/BE	3/12/18 - Executed 3rd Amendment to Master Lease to extend lease term 10/1/18	Review pending financial analysis under Advance KC protocol	UGA, LLC	Lease	N/A	Status update re redevelopment plans
							Letter of Intent Rec'd: N/A	
							URP Expiration: ? Date of Redevelopment Contract: Master Lease - 4/1/98 Construction Completion Deadline: Master Lease expires 10/1/18	